



CITY OF EL MIRAGE DEVELOPMENT APPLICATION FORM

Official Use

Case No: PZ23-08-14 Date Received: 9/27/2023 P&Z Meeting: 11/14/2023
 CC Meeting: 12/05/2023

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: Phoenix Door, Inc. Expansion Acreage: 3.40
 Property Address/Location: 12545 W. Butler Drive, El Mirage, AZ 85335
 Assessor's Parcel Number: 501-46-851

APPLICANT / OWNER INFORMATION:

Applicant: <u>Phoenix Door, Inc</u>	Owner: <u>Richard K. Kereny</u>
Address: <u>12545 W. Butler Drive</u>	Address: <u>2915 W. Jordan Lane.</u>
City/ST/Zip: <u>EL MIRAGE, AZ 85335</u>	City/ST/Zip: <u>PHOENIX, AZ 85086</u>
Phone: <u>623-935-7275</u>	Phone: <u>623-202-9506</u>
Email: <u>SCOTT@PHOENIXDOORINC.COM</u>	Email: <u>Rick@PhoenixDoorInc.com</u>
Signature: <u>[Signature]</u> (Agreement to act as agent for owner)	Signature: <u>[Signature]</u> (Authorization for agent to act for owner)

- | | |
|---|---|
| <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) |
|---|---|

8-25-2023

City of El Mirage
10000 N. El Mirage Road
Arizona 85335

Re: Section II – Project Narrative

1 - Application request – *Phoenix Door Inc. is requesting a building permit for expansion of operations from the COEM by completing the necessary requirements through careful survey, design & engineering using a team of planners & contractor's experienced with the type of construction, the business operations, and the project site itself.*

2 - Location and description – *Project location is 12545 W. Butler Drive, El Mirage Arizona 85335. Project Description is adding a new building for additional space for current operations leaving the existing buildings in place for additional storage and hardware.*

3 - Historical data – *Phoenix Door has been a leading supplier of quality products mostly in the valley area but also statewide for over 30 years.*

4 - Aerial Map – *Attached "Exhibit A"*

5 - Operational aspects of use – *Maintain existing operations of door & widow sales, assembly, deliver & installation including hardware & trim.*

6 - Proposed building/structure heights – *150'x250' Pre-Engineered Steel building with an eve height of 16' w/ a peak of approx. 23.5' but less than 25' overall (see attached site plan "Exhibit B").*

7 - Proposed infrastructure – *Water & fire line, tap into existing. Sewer, no gravity sewer available so we plan to expand existing septic system or install new septic system at the requirements of Maricopa County.*

8 - Any proposed phasing – *All in one single phase, however we plan to take advantage of grading & foundation prep (at risk) during the pre-engineered steel building lead time of 12 weeks.*

9 - Other pertinent information deemed necessary by planning staff

- Hazardous materials – *None.*
- Number of Employees – *Currently at 31 but ranges between 25-35 depending on market relating to WIP & Backlog.*

Kyle Reese Randall
President
IMWCC, Inc.

8-18-2023

City of El Mirage
10000 N. El Mirage Road
Arizona 85335

Re: Traffic Impact Study

To whom it may concern;

Phoenix Door's expansion of the new building is primarily for more space to better handle current operations and will not impact traffic. Though it will accommodate growth and potentially create future jobs, with improving the existing entrance, adding a 2nd entrance and additional parking, the proposed improvements will actually impact existing traffic positively by allowing for better visibility entering & exiting the facility and flow of traffic within the facility itself.

We can discuss this further during the pre-application meeting but feel free to call me at any time to discuss any questions/comments/concerns you may have in advance. 928-970-0192.

Respectfully,

Kyle R. Randall

Kyle Reese Randall
President
IMWCC, Inc.

PHOENIX DOOR, INC - PRELIMINARY SITEPLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PARKING ANALYSIS:

THERE ARE NO EXPANSION OF OPERATIONS PROPOSED. TO ACCOMMODATE FOR POSSIBLE ADDITIONAL PERSONNEL OR AN EXPANSION, ADDITIONAL PARKING SPACES ARE PROVIDED AS FOLLOWS:

REMOVE: 26 SPACES NORTH OF THE EXISTING BUILDING IN THE TURN AROUND AREA.

ADD:

# SPACES	USE
12	CUSTOMER PARKING INCLUDING TWO HANDICAPPED SPACES
57	EMPLOYEE PARKING INCLUDING TWO HANDICAPPED SPACES
69	TOTAL NEW SPACES
69	TOTAL NEW SPACES
-26	EXISTING SPACES REMOVED
43	TOTAL ADDITIONAL SPACES FOR FUTURE EXPANSION

TRASH:

TRASH IS REMOVED BY A ROLLOFF DUMPSTER AT THE SOUTHEAST SIDE OF THE LOADING DOCK.

SITE ADDRESS

12545 WEST BUTLER DRIVE
EL MIRAGE, ARIZONA 85335

ASSESSOR PARCEL NUMBER

501-46-851

SITE DATA:

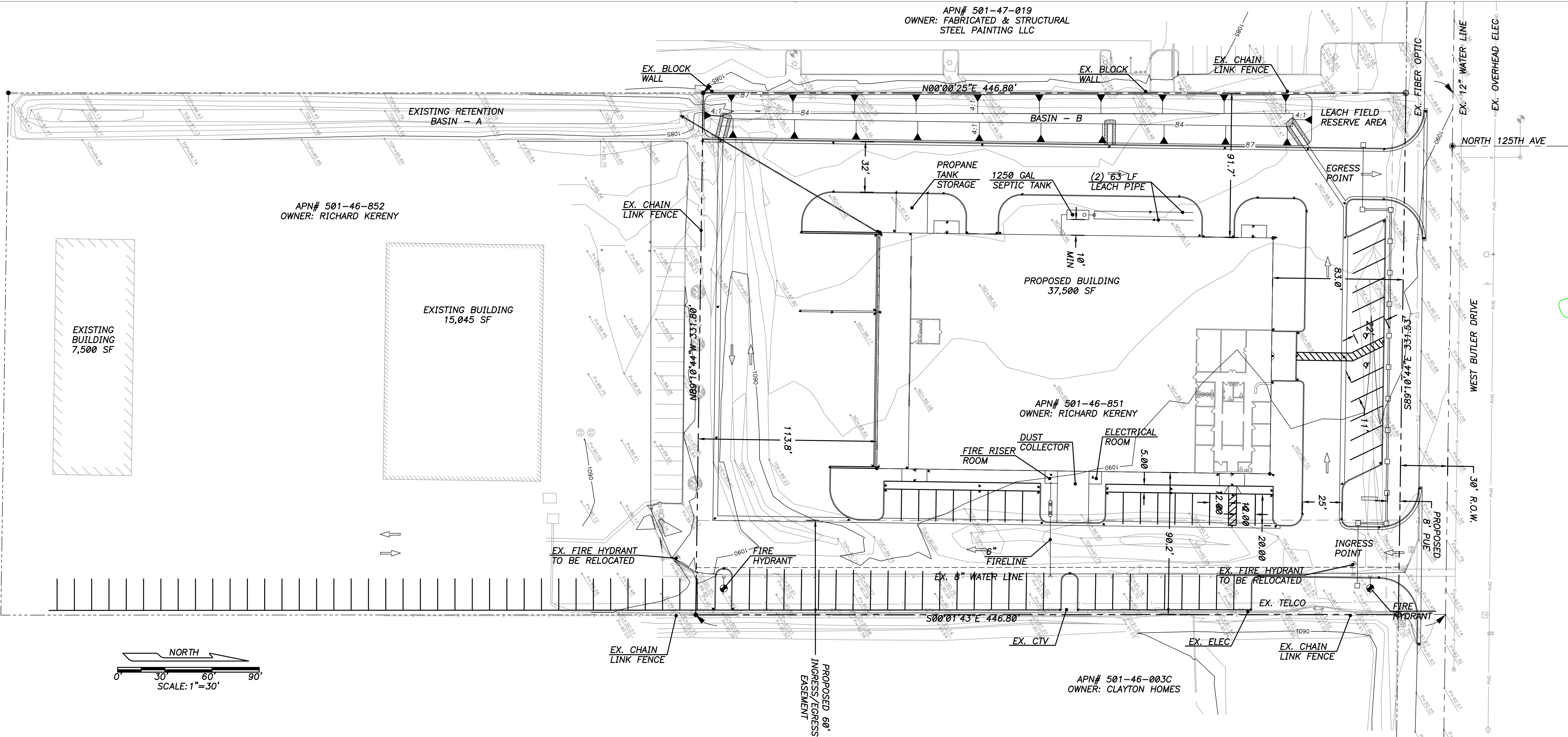
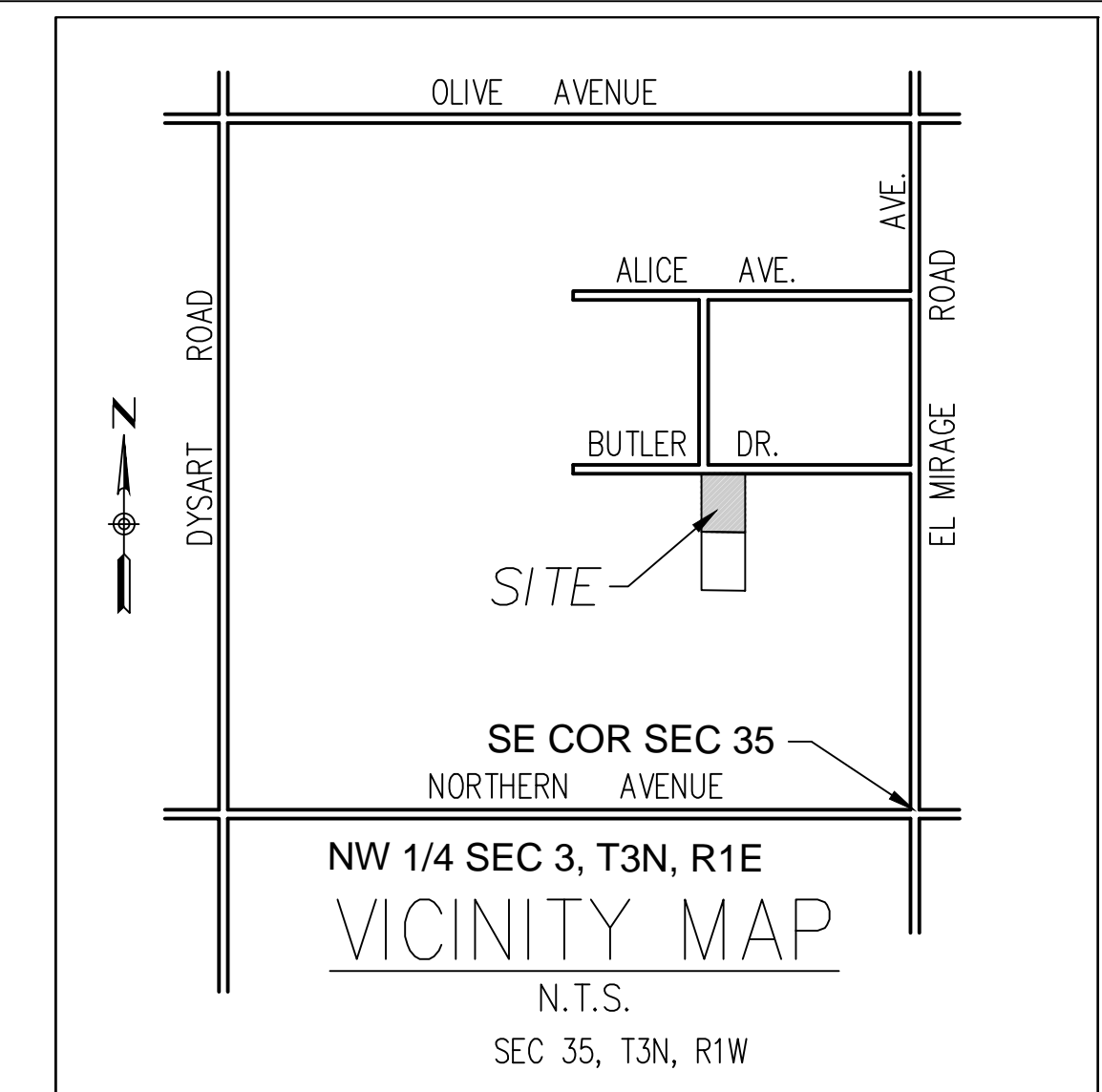
LOT SIZE: 148,170 SF OR 3.4 ACRES
EXISTING BUILDING COVERAGE: 0 SF
PROPOSED BUILDING COVERAGE: 37,500 SF
PARKING COVERAGE: 84,200 SF
TOTAL BLDG & PARKING COVERAGE: 121,700 SF
PERCENT SITE COVERAGE PROPOSED: 82.1%
ZONING EXISTING: EI
ZONING PROPOSED: EI

OWNER/DEVELOPER

SCOTT FINNEY
PHOENIX DOOR, INC.
12545 WEST BUTLER DRIVE
EL MIRAGE, ARIZONA 85335
(TEL) 623.935.7275
SCOTT@PHOENIXDOORINC.COM

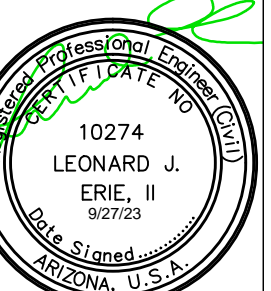
ENGINEER

ERIE & ASSOCIATES, INC.
3120 NORTH 24th STREET
PHOENIX, ARIZONA 85016
(TEL) 602.954.6399
(FAX) 602.954.6601
ERIE@WATERWIZ.NET



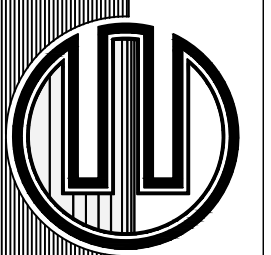
PHOENIX DOOR, INC.
TASK 2: PRELIMINARY SITEPLAN

1981-2021
40 YEARS OF EXCELLENCE
ERIE & ASSOCIATES



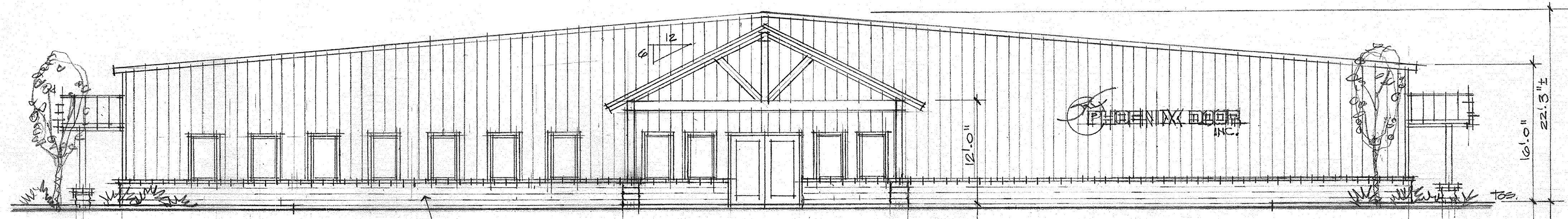
EXP: 09/30/26

ERIE & ASSOCIATES, INC.
5111 N. 19th Street
PHOENIX, ARIZONA 85016
(602) 954-6399



JOB NO. 2245.02
DATE: 09/27/2023
SCALE: 1"=30'
DRAWN: J.A.L.
DESIGN: L.J.E.
CHECKED: L.J.E.
SHEET NO.

SP1



SPLIT FACE BLK. VENEER

(NORTH)

FRONT ELEVATION

SCHEMATIC STUDY 1/6"

PHOENIX DOOR, INC.

REV. 9/22/2023
REV. 9/22/2023

PHOENIX DOOR, INC.
TASK 3: PRELIMINARY SITEPLAN - BUILDING ELEVATION

1981-2021
40
YEARS OF
EXCELLENCE
ERIE &
ASSOCIATES



EXP. 09/30/26

ERIE & ASSOCIATES, INC.
ARCHITECTS
PHOENIX, ARIZONA 85016
(602) 954-6399

JOB NO. 2245.02
DATE: 09/27/2023
SCALE: 1"=30'
DRAWN: J.A.L.
DESIGN: L.J.E.
CHECKED: L.J.E.

SHEET NO.
SP2



P5



P6



P7



P8



P13



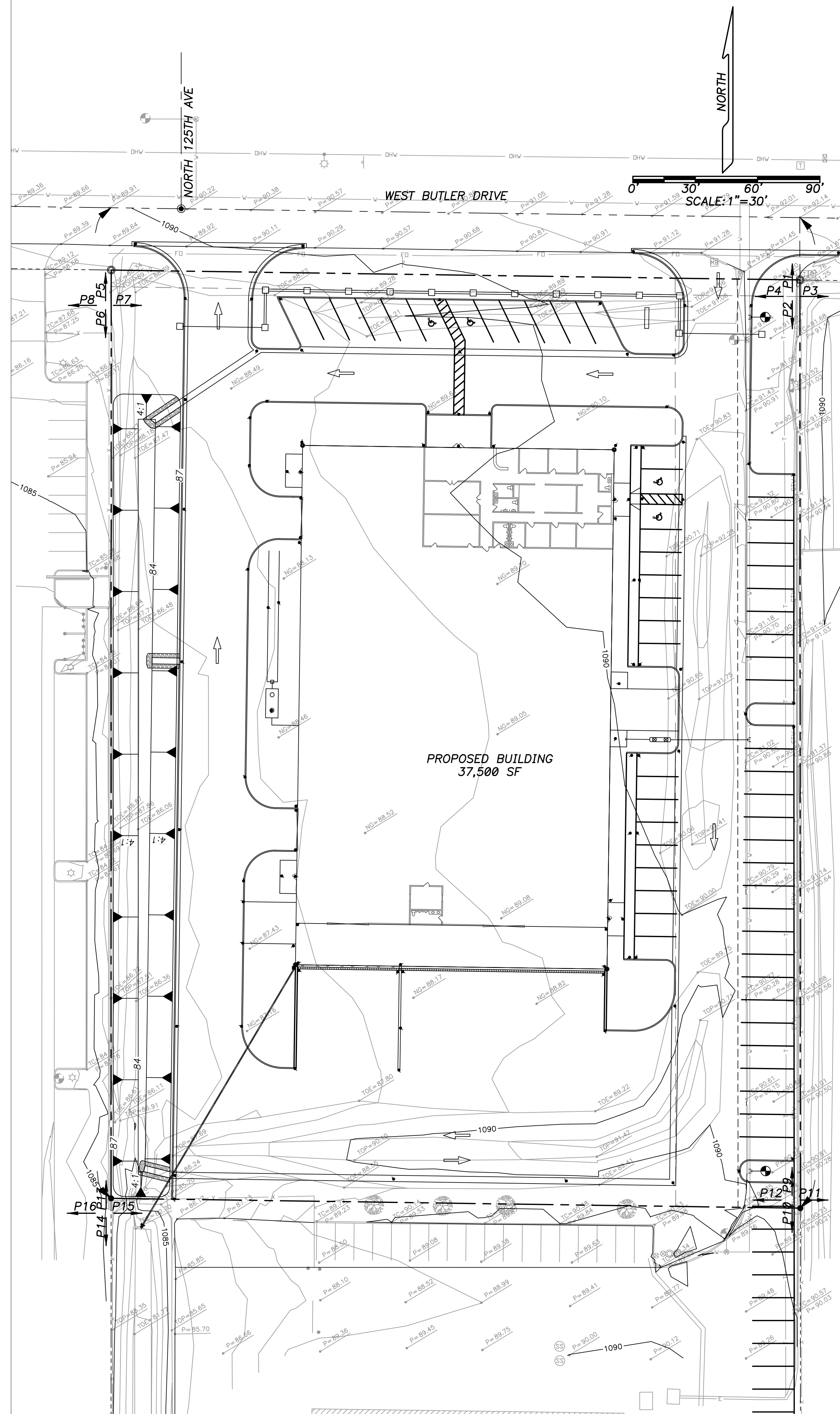
P14



P15



P16



P1



P2



P3



P4



P9



P10



P11

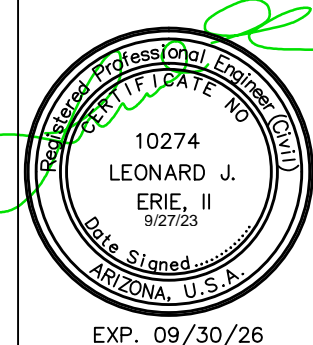


P12

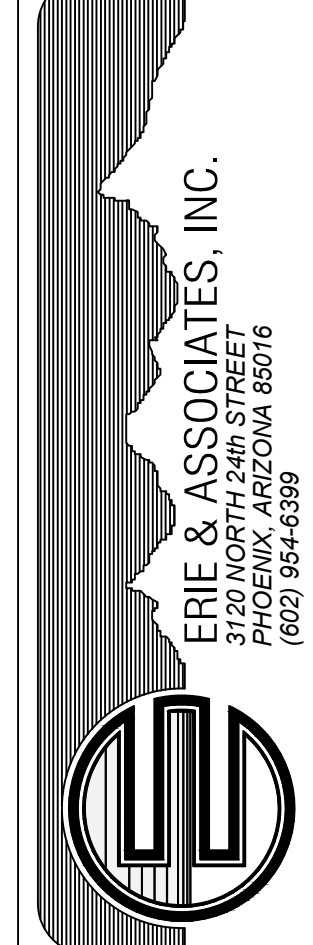


PHOENIX DOOR, INC.
 TASK 2: AERIAL PHOTOGRAPH

1981-2021
 40
 YEARS OF
 EXCELLENCE
 ERIE &
 ASSOCIATES



EXP: 09/30/26



ERIE & ASSOCIATES, INC.
 10274
 LEONARD J.
 ERIE, II
 No. 10274
 State of Arizona, U.S.A.
 (602) 954-6399

JOB NO. 2245.02
 DATE: 09/27/2023
 SCALE: 1"=100'
 DRAWN: J.A.L.
 DESIGN: L.J.E.
 CHECKED: L.J.E.
 SHEET NO.

SP4

**COURTESY OF GREAT AMERICAN
TITLE AGENCY, INC.**

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20170688914 09/18/2017 04:54
ELECTRONIC RECORDING

NO TITLE LIABILITY

544538-6-1-1--A
morenoa

When Recorded Mail To:
Richard R.Kereny and Julia Ann Kereny, as
Trustee of the RICHARD R. and JULIA ANN
KERENY FAMILY TRUST, dated November 21, 1994
9624 W. Tierra Grande
Peoria, AZ 85383

1/1

**CAPTION HEADING
WARRANTY DEED (CORRECTIVE)**

**This document is re-recorded for the sole purpose of correcting the
Instrument No. referenced to read
Instrument No. 20160658361**

DO NOT REMOVE

Courtesy of Great American
Title Agency, Inc.

No Title Liability

AFTER RECORDING MAIL TO:
Richard R. Kereny and Julia Ann Kereny, as
Trustee, or any successor Trustee thereto, of the
RICHARD R. and JULIA ANN KERENY
FAMILY TRUST, dated November 21, 1994
9624 W. Tierra Grande
Peoria, AZ 85383

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20170618966 08/22/2017 11:12 544538-4-4-4-N
ELECTRONIC RECORDING

This area reserved for County Recorder

4/4

**Warranty Deed
(CORRECTIVE)**

For the consideration of Ten Dollars, and other valuable considerations,

**Richard R. Kereny and Julia Ann Kereny, as Trustee, or any successor Trustee thereto, of the
RICHARD R. and JULIA ANN KERENY FAMILY TRUST, dated November 21, 1994**

does hereby convey to

**Richard R. Kereny and Julia Ann Kereny, as Trustee, or any successor Trustee thereto, of the
RICHARD R. and JULIA ANN KERENY FAMILY TRUST, dated November 21, 1994**

the following real property situated in Maricopa County, ARIZONA:

See Exhibit A attached hereto and made a part hereof.

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.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

THIS WARRANTY DEED IS BEING RECORDED TO CORRECT THE QUIT CLAIM DEED THAT WAS RECORDED IN INSTRUMENT NO. 20160658362 FOR THE SOLE PURPOSE OF DISCLOSING THE BENEFICIARIES AND THE DATE OF THE TRUST.

The Disclosure of The Beneficiaries of The Richard R. and Julia Ann Kereny Family Trust, dated November 21, 1994

Richard R. and Julia Ann Kereny
9624 W, Tierra Grande
Peoria, AZ 85382

This Transfer is Exempt
from the Affidavit
and Transfer Tax
under ARS 11-1134, B2

Dated: 08/18/2017

Warranty Deed
Page 1 of 2

Warranty Deed
Page 2 of 2

**The RICHARD R. and JULIA ANN
KERENY FAMILY TRUST, dated
November 21, 1994**

Richard R. Kereny Trustee
Richard R. Kereny, Trustee

Julia Ann Kereny Trustee
Julia Ann Kereny, Trustee

STATE OF ARIZONA)
County of Maricopa)ss

This instrument was acknowledged before me this 18th day of August 2017
by Richard R. Kereny, Trustee and Julia Ann Kereny, Trustee of **The Richard R. and Julia Ann
Kereny Family Trust, dated November 21, 1994.**

[Signature]

Notary Public
My commission will expire 1/4/2019



TRUST CERTIFICATION

DATE: August 18, 2017

ESCROW NO.: 00544538-023-S23

TO: Great American Title Agency, Inc.

Re: The Richard R. and Julia Ann Kereny Family Trust Agreement dated November 21, 1994, made under the laws of the State of Arizona by

Richard R. and Julia Ann Kereny

The undersigned certify to you that as of the date hereof:

- 1. The above Trust Agreement has not been revoked and is in full force and effect.
2. The following are now acting as Trustees under the Trust Agreement and are the only Trustees qualified to act:

Richard R. Julia Ann Kereny

- 3. The Beneficiaries Names and Addresses of the Trust are as follows:

Richard R. and Julia Ann Kereny

9624 West Tierra Grande

Peoria, AZ 85382

- 4. The Trust Agreement has not been amended except as follows:

Richard R. Kereny Trustee, Julia Ann Kereny Trustee

STATE OF ARIZONA } ss
COUNTY OF

Acknowledged, subscribed and sworn to before me this 18th day of August 2017 by Richard R. Kereny and Julia Ann Kereny. Trustees.

[Signature of Notary Public]

Notary Public

My commission expires 1/4/2019



**Legal Description for the
Phoenix Door Inc., ALTA Survey**

The North 918.50 feet of the Northwest quarter of the Southeast quarter of Section 35, Township 3 North, Range 1 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona, EXCEPT the West 986.08 feet AND the North 30 feet thereof; said parcel being more particularly described as follows:

Commencing at the Southeast corner of said Section 35; thence N 0°03'50" W, along the East Section line, a distance of 2628.71 feet; thence N 89°10'44" W, along the Mid-Section line, a distance of 1317.68 feet to a point which lies 1317.68 feet easterly of the Center of Section 35; thence S 0°01'49" E, a distance of 30.00 feet to the POINT OF BEGINNING; thence continuing S 0°01'49" E, a distance of 888.60 feet; thence N 89°10'44" W, a distance of 332.05 feet; thence N 0°00'13" E, a distance of 888.59 feet; thence S 89°10'44" E, a distance of 331.52 feet to the POINT OF BEGINNING;

Said described parcel containing 6.7674 Acres, more or less.



Lot 1
Legal Description
Phoenix Door Inc., Lot Split Survey

The North 476.75 feet of the Northwest quarter of the Southeast quarter of Section 35, Township 3 North, Range 1 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona, EXCEPT the West 986.08 feet AND the North 30 feet thereof; said parcel being more particularly described as follows:

Commencing at the Southeast corner of said Section 35; thence N 0°03'50" W, along the East Section line, a distance of 2628.71 feet; thence N 89°10'44" W, along the Mid-Section line, a distance of 1317.68 feet to a point which lies 1317.68 feet easterly of the Center of Section 35; thence S 0°01'49" E, a distance of 30.00 feet to the POINT OF BEGINNING; thence continuing S 0°01'49" E, a distance of 446.80 feet; thence N 89°10'44" W, a distance of 331.79 feet; thence N 0°00'13" E, a distance of 446.80 feet; thence S 89°10'44" E, a distance of 331.55 feet to the POINT OF BEGINNING;

Said described parcel containing 3.4014 Acres, more or less,

WITH an Easement for Roadway Access and Public Utilities granted over the East 30 feet thereof.



Pioneer Title Agency, Inc.

LIMITED REALTY REPORT

Order No. **758-262507**

Fee: \$[]

Issued for the sole use and benefit of:

Pioneer Title Agency, Inc. - Sonoran Village

In accordance with your request for a Limited Realty Report, a search of our tract indices of the records in the Office of the Recorder of Maricopa County, Arizona, discloses the following matters, affecting the real property in Maricopa County, Arizona, described as follows:

See Exhibit "A" Attached hereto and made a part hereof.

APPARENT RECORD OWNER: **Richard R. Kerney and Julia Ann Kerney, as Trustees, or any successor Trustee thereto, of the Richard R. and Julia Ann Kerney Family Trust, dated November 21, 1994, as to Parcel No. 1 and Phoenix Door, Inc., an Arizona Corporation, as to Parcel Nos. 2 and 3**

UNRELEASED MORTGAGES, DEEDS OF TRUST, AND/OR AGREEMENTS OF SALE specifically describing said property:

See Exhibit "B" Attached hereto and made a part hereof.

UNRELEASED JUDGMENTS, FEDERAL TAX LIENS, STATE TAX LIENS OR OTHER LIENS specifically describing the apparent record owner, which would attach to the real property described above:

See Exhibit "C" attached hereto and made a part hereof.

TAX NOTE:

Year: 2022
Parcel No.: 501-46-851
Amount: \$ 3,252.18

TAX NOTE:

Year: 2022
Parcel No.: 501-46-852
Amount: \$ 27,690.66

The foregoing information covers the matters shown during the 10-year period just prior to the search date shown below without examination of instruments which purport to affect said real property. This report is **FOR INFORMATIONAL PURPOSES ONLY**. It is neither a guarantee of title, a commitment to insure title nor a policy of title insurance.

NO SEARCH HAS BEEN MADE FOR PRIOR YEARS TAXES, CERTIFICATE OF PURCHASES, SPECIAL IMPROVEMENTS LIENS, LIENS OR TITLE INTEREST OTHER THAN THOSE SET FORTH ABOVE.

SEARCH DATE: September 12, 2023 at 8:00AM

By: _____



Authorized Countersignature

1550 E. Missouri Ave., Phoenix, AZ 85014

▶ Phone: **(602) 943-0184** ▶ Fax **(866) 816-3988**

Pioneer Title Agency, Inc.

Limited Realty Report (Continued)

Order No. <<FileNo>>

Exhibit "A" (Continued)

Examined by: Wendy Wood

Pioneer Title Agency, Inc.

Limited Realty Report (Continued)

Order No. **758-262507**

Exhibit "A"

PARCEL NO. 1:

The North 476.75 feet of the Northwest quarter of the Southeast quarter of Section 35, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona,

EXCEPT the West 986.08 feet AND the North 30 feet thereof; said Parcel being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 35;

THENCE North 0°03'50" West, along the East Section line, a distance of 2628.71 feet;

THENCE North 89°10'44" West, along the Mid-Section line, a distance of 1317.68 feet to a point which lies 1317.68 feet Easterly of the Center of Section 35;

THENCE South 0°01'49" East, a distance of 30.00 feet to the POINT OF BEGINNING;

THENCE continuing South 0°01'49" East, a distance of 446.80 feet;

THENCE North 89°10'44" West a distance of 331.79 feet;

THENCE North 0°00;'13" East a distance of 446.80 feet;

THENCE South 89°10'44" East, a distance of 331.55 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

The South 441.75 feet of the North 918.50 feet of the Northwest quarter of the Southeast of Section 35, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County Arizona,

EXCEPT the West 986.08 feet; said parcel being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 35;

THENCE North 0°03'50" West, along the East Section line, a distance of 2,628.71 feet;

THENCE North 89°10'44" West, along the Mid-Section line, a distance of 1,317.68 feet to a point which lies 1,317.68 feet Easterly of the Center of Section 35;

THENCE South 0°01'49" East, a distance of 476.80 feet to the POINT OF BEGINNING;

THENCE continuing South 0°01'49" East, a distance of 441.80 feet;

THENCE North 89°10'44" West, a distance of 332.05 feet;

THENCE North 0°00'13" East, a distance of 441.79 feet;

THENCE South 89°10'44" East, a distance of 331.79 feet to the POINT OF BEGINNING.

Pioneer Title Agency, Inc.

Limited Realty Report (Continued)

Order No. <<FileNo>>

Exhibit "A" (Continued)

PARCEL NO. 3:

An easement for roadway access and public utilities over the East 30 feet of the following described property:

The North 476.75 feet of the Northwest quarter of the Southeast Quarter of Section 35, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona,

EXCEPT the West 986.08 feet AND the North 30 feet thereof; said Parcel being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 35;

THENCE North 0°03'50" West, along the East Section line, a distance of 2628.71 feet;

THENCE North 89°10'44" West, along the Mid-Section line, a distance 1317.68 feet to a point which lies 1317.68 feet Easterly of the Center of Section 35;

THENCE South 0°01'49" East, a distance of 30.00 feet to the POINT OF BEGINNING;

THENCE continuing South 00°01'49" East a distance of 446.80 feet;

THENCE North 89°10'44" West, a distance of 331.79 feet;

THENCE North 0°00'13" East, a distance of 446.80 feet;

THENCE South 89°10'44" East, a distance of 331.55 feet to the POINT OF BEGINNING.

Pioneer Title Agency, Inc.

Limited Realty Report (Continued)

Order No. **758-262507**

Exhibit "B"

Agreements for Sale, Deeds of Trust, and/or Mortgages;

1. TAXES AND ASSESSMENTS collectible by the County Treasurer, a lien payable but not yet due for the following year:

2023

2. OBLIGATIONS imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts.

3. ANY EASEMENTS or servitudes appearing in the public records.

4. COVENANTS, CONDITIONS AND RESTRICTIONS, if any, appearing in the public records.

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or relates to a handicap but does not discriminate against handicapped people.

5. DEED OF TRUST given to secure the original amount shown below, and any other amount payable under the terms thereof:

Amount: \$100,000.00

Trustor: Richard R. Kerney and Julia Ann Kerney, not personally but as Trustees on behalf of the Richard R. and Julia Ann Kerney Family Trust

Trustee: JPMorgan Chase Bank, NA

Beneficiary: JPMorgan Chase Bank, NA

Dated: June 18, 2013

Recorded: July 2, 2013

Document No.: [2013-605375](#)

6. DEED OF TRUST given to secure the original amount shown below, and any other amount payable under the terms thereof:

Amount: \$156,237.53

Trustor: Richard R. Kerney and Julia Ann Kerney, not personally but as Trustees on behalf of Richard R. and Juila Ann Kerney Family Trust

Trustee: JPMorgan Chase Bank, NA

Beneficiary: JPMorgan Chase Bank, NA

Dated: June 18, 2013

Recorded: July 10, 2013

Document No.: [2013-627110](#)

7. THE EFFECT of Deed referred to below:

Grantor: Richard R. Kerney Trustee, Julia Ann Kerney Turstee

Grantor: Richard Dean Kerney

Date: June 30, 2022

Recorded: July 14, 2022

Document No.: [2022-572118](#)

Pioneer Title Agency, Inc.

Limited Realty Report (Continued)

Order No. **758-262507**

Exhibit "B" (Continued)

Pioneer Title Agency, Inc.

Limited Realty Report (Continued)

Order No. **758-262507**

Exhibit "C"

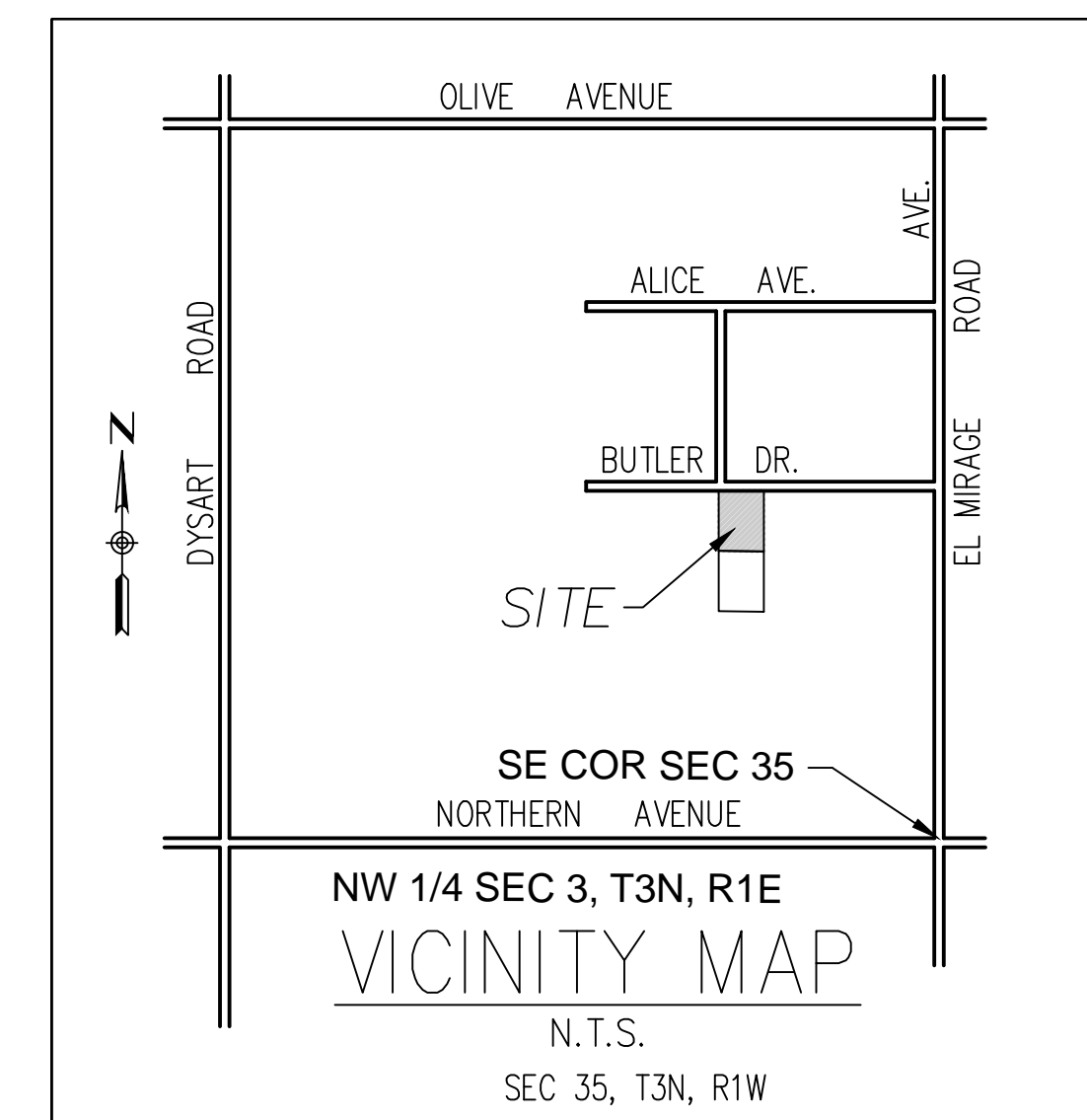
Unreleased Judgments, Federal Tax Liens, State Tax Liens Or Other Liens;

NONE

PHOENIX DOOR, INC

TASK 5: DRAINAGE REPORT AND GRADING & DRAINAGE PLANS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE ADDRESS
12545 WEST BUTLER DRIVE
EL MIRAGE, ARIZONA 85335
ASSESSOR PARCEL NUMBER
501-46-851

SITE DATA:
LOT SIZE: 148,170 SF OR 3.4 ACRES
EXISTING BUILDING COVERAGE: 0 SF
PROPOSED BUILDING COVERAGE: 37,500 SF
PARKING COVERAGE: 84,200 SF
TOTAL BLDG & PARKING COVERAGE: 121,700 SF
PERCENT SITE COVERAGE PROPOSED: 82.1%
ZONING EXISTING: EI
ZONING PROPOSED: EI

SHEET INDEX
C1 - COVER SHEET
C2 - NOTES
C3 - GRADING AND DRAINAGE PLANS

OWNER/DEVELOPER
SCOTT FINNEY
PHOENIX DOOR, INC.
12545 WEST BUTLER DRIVE
EL MIRAGE, ARIZONA 85335
(TEL) 623.935.7275
SCOTT@PHOENIXDOORINC.COM

ENGINEER
ERIE & ASSOCIATES, INC.
3120 NORTH 24th STREET
PHOENIX, ARIZONA 85016
(TEL) 602.954.6399
(FAX) 602.954.6601
ERIE@WATERWIZ.NET

SURVEYOR
JAY VAUGHN, R.L.S.
VAUGHN LAND SURVEYING, INC.
25560 MARICOPA HIGHWAY 85
BUCKEYE, ARIZONA 85326
(TEL) 623.386.2388
JNVAUGHN@VAUGHNLS.COM

FLOOD ZONE DESIGNATION

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN A ZONE "SHADED X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 04013C1690L BEARING AN EFFECTIVE DATE OF OCTOBER 16, 2013.

DRAINAGE STATEMENT

NO OFFSITE FLOWS ENTER THE PROPOSED SITE AND ALL ONSTIE FLOWS WILL BE RETAINED ONSITE FOR THE 100-YEAR, 1-HOUR STORM EVENT PER CITY CODE SECTION 155.054. THE EXISTING ONSITE RETENTION BASIN WILL BE ENLARGED TO PROVIDE THE REQUIRED RETENTION FOR THE PROPOSED SITE. ALL WATER WITHIN THE BASIN WILL PERCOLATE OR DRAIN WITHIN 36 HOURS. THE RETENTION CALCULATIONS ARE AS FOLLOWS.

RETENTION VOLUME

Vreq=(D/12)CA
A(total)=294,740 ft³
A(rock lawn) =32,800 ft³; C=0.7
A(roofs, asphalt pavement) =241,940 ft³; C=0.85
A(concrete) =20,000 ft³; C=0.95
C(composite) = $\frac{(0.7)(32,800)+(0.85)(241,940)+(0.95)(20,000)}{294,740} = 0.84$

C(composite)=0.84
D(100yr, 1hr)=2.4 inches

Vreq=(2.4/12)(0.84)(294,740)=49,516 ft³

Vprov= (445)(20)(3)+385(20)(3)=49,800 CF @ D=3'

DRAIN TIME

PROPOSED DRYWELL PERC RATE = 0.8 cfs(CITY CODE SECT 155.045)

DRAIN TIME = $\frac{49,800 \text{ ft}^3}{0.8 \text{ ft}^3/\text{s}} \times \frac{\text{HR}}{3600\text{s}} = 17.3 \text{ HRS}$ (LESS THAN 36 HR THEREFORE USE THE EXISTING DRYWELL)

GENERAL INFORMATION

- 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, SANITARY 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 PUBLIC STREETS OR ALLEYS 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). 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 UNLESS A FULL CLOSURE IS REQUESTED IN WHICH 2 WEEKS NOTICE IS REQUIRED. AN ACCEPTED TOP WILL BE STAMPED AND A COPY RETURNED TO THE CONTRACTOR AND/OR TRAFFIC CONTROL COMPANY. A COPY OF THE ACCEPTED PLAN MUST REMAIN ON THE JOB SITE AT ALL TIMES.
- THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITY ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.
- 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

THE NORTH 476.75 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 986.08 FEET AND THE NORTH 30 FEET THEREOF; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35;
- THENCE NORTH 0°03'50" WEST, ALONG THE EAST SECTION LINE, A DISTANCE OF 2628.71 FEET;
- THENCE NORTH 89°10'44" WEST, ALONG THE MID-SECTION LINE, A DISTANCE OF 1317.68 FEET TO A POINT WHICH LIES 1317.68 FEET EASTERLY OF THE CENTER OF SECTION 35;
- THENCE SOUTH 0°01'49" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUING SOUTH 0°01'49" EAST, A DISTANCE OF 446.80 FEET;
- THENCE NORTH 89°10'44" WEST A DISTANCE OF 331.79 FEET;
- THENCE NORTH 0°00'13" EAST A DISTANCE OF 446.80 FEET;
- THENCE SOUTH 89°10'44" EAST, A DISTANCE OF 331.55 FEET TO THE POINT OF BEGINNING.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER / LAND SURVEYOR _____ DATE _____
REGISTRATION NUMBER _____

APPROVALS

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THE COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCES.

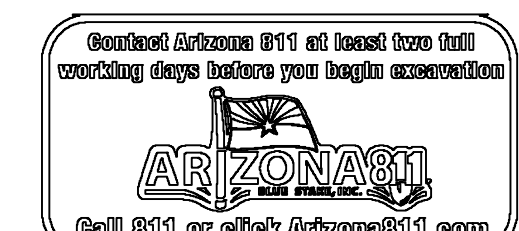
EL MIRAGE CITY ENGINEER _____ DATE _____

BENCHMARK

BRASS CAP IN A HAND HOLE AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST. ELEVATION = 1090.00 GDACS DATUM.

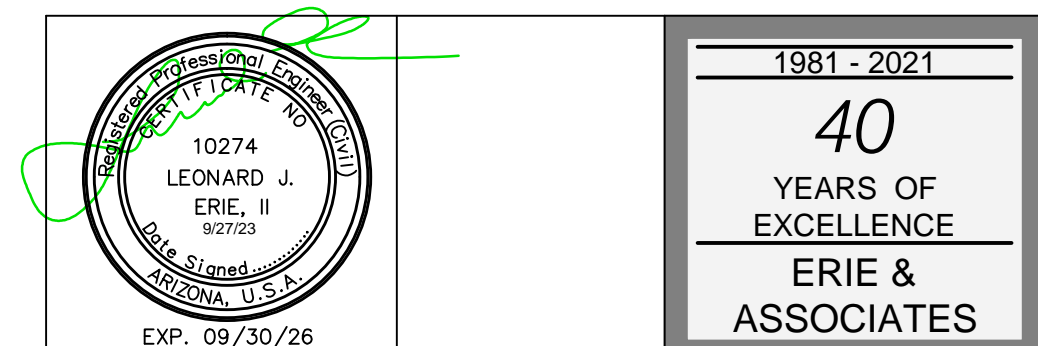
ESTIMATED EARTHWORK

CUT=--- CY
FILL=--- CY



LOCATIONS OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO START OF CONSTRUCTION.

THIS DRAWING IS AN INSTRUMENT OF ERIE & ASSOCIATES, INC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, MODIFICATIONS, OR PUBLICATION BY ANY METHOD IN PART AND IN WHOLE IS PROHIBITED WITHOUT THEIR WRITTEN CONSENT.



1981 - 2021
40
YEARS OF
EXCELLENCE
ERIE & ASSOCIATES

PHOENIX DOOR, INC.
COVER SHEET



JOB NO. 2245.01 DRAWN: J.A.L. SHEET NO. C1 OF 3
DATE: 09/27/2023 DESIGN: L.J.E.
SCALE: NTS CHECKED: L.J.E.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE MARICOPA ASSOCIATION OF GOVERNMENTS' (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION. THE LATEST EDITION OF THE CITY OF EL MIRAGE DESIGN AND DEVELOPMENT STANDARDS MANUAL (DDSM), GENERAL NOTES AND STANDARD DETAILS WILL CONTINUE TO APPLY WHERE SUCH DETAILS WERE NOT ADOPTED OR INCLUDED BY MAG.

2. ALL ENGINEERING DRAWINGS AND SPECIFICATIONS MAY BE SUBMITTED FOR REVIEW AND ACCEPTANCE BY THE ENGINEERING DIVISION. IF ACCEPTED, ALTERNATE DETAILS WILL BE SHOWN AS PART OF THE APPROVED PLANS/DETAIL SHEETS.

3. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF ENGINEERING CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTION OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.

4. APPROVAL BY THE CITY ENGINEER IS FOR GENERAL LAYOUT IN RIGHT-OF-WAY ONLY. THIS APPROVAL OF CONSTRUCTION PLANS IS VALID FOR A PERIOD OF NINE (9) MONTHS. ENGINEERING CONSTRUCTION PERMITS SHALL BE OBTAINED WITHIN THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR APPROVAL. WORK SHALL ALSO BE CONTINUOUSLY PURSUED IN ORDER TO MAINTAIN A VALID PLAN APPROVAL AND PERMIT. APPROVAL IS ONLY FOR WORK WITHIN THE JURISDICTION OF THE CITY OF EL MIRAGE.

5. THE CITY ENGINEER DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.

6. ENGINEERING CONSTRUCTION PERMITS FOR ANY WORK WITHIN THE RIGHT-OF-WAY AND EASEMENTS, AND ANY GRADING AND DRAINAGE, WHETHER ON-SITE OR OFF-SITE, ARE REQUIRED PRIOR TO COMMENCING WORK. THE BUILDING PERMIT SHALL NOT BE CONSTRUCTED IN ANY MANNER THAT COMMENCES WORK COVERED BY AN ENGINEERING CONSTRUCTION PERMIT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO UNDERSTAND THE WORK COVERED BY VARIOUS PERMITS.

7. THE ENGINEERING INSPECTOR SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION WORK BY TELEPHONE AT 623-876-2975. ANY WORK CONCEALED WITHOUT INSPECTION SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S/DEVELOPER'S EXPENSE.

8. AN APPROVED SET OF PLANS MUST BE AVAILABLE ON THE JOB SITE AT ALL TIMES. THE CONTRACTOR'S/DEVELOPER'S REPRESENTATIVE (CAPABLE OF COMMUNICATING WITH THE CITY'S REPRESENTATIVES) SHALL BE ON THE JOB AT ALL TIMES THE WORK IS BEING PURSUED.

9. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR PROVIDING EMERGENCY TELEPHONE NUMBERS TO THE CITY OF EL MIRAGE AT TIME OF ISSUANCE OF ENGINEERING CONSTRUCTION PERMITS AND HAVE PERSONNEL AVAILABLE 24-HOURS A DAY TO RESPOND TO EMERGENCIES. IF THE CITY IS REQUIRED TO RESPOND AND MAKE EMERGENCY REPAIRS ON BEHALF OF THE CONTRACTOR/DEVELOPER, THE CONTRACTOR/DEVELOPER IS RESPONSIBLE TO REIMBURSE THE CITY FOR ALL COSTS INCURRED.

10. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF AN ENGINEERING CONSTRUCTION PERMIT.

11. ALL UNDERGROUND TANKS REQUIRE A PERMIT FROM THE FIRE DEPARTMENT PRIOR TO REMOVAL.

12. THE PROCEDURES AND METHODS USED TO SAMPLE, TEST MATERIALS, AND REPORT TEST RESULTS WILL BE DETERMINED BY THE ENGINEERING DIVISION. FOR ALL PHASES OF CONSTRUCTION, THE TYPE, SCHEDULING, FREQUENCY AND LOCATION OF ALL MATERIALS TESTING AND SAMPLING SHALL BE DETERMINED BY THE ENGINEERING DIVISION. ALL TEST RESULTS SHALL BE REPORTED DIRECTLY (IN WRITING) TO THE ENGINEERING DIVISION. FOR EACH PHASE OF CONSTRUCTION, TEST RESULTS (IN WRITING) MUST BE RECEIVED FROM THE TESTING LABORATORY, PRIOR TO THE START OF THE NEXT PHASE OF CONSTRUCTION. ROCK CORRECTIONS ARE REQUIRED FOR EACH IN-PLACE DENSITY TEST. NUCLEAR/SAND CONE CORRELATIONS ARE REQUIRED WITH ONE (1) SAND CONE TEST FOR EVERY TEN (10) NUCLEAR DENSITY TESTS TAKEN ON-SITE. SEE CITY OF EL MIRAGE MATERIALS TESTING GUIDELINES FOR MORE INFORMATION.

13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO SCHEDULE WATER AND SEWER TESTING WITH THE CITY INSPECTOR PER THE CITY'S DESIGN & DEVELOPMENT STANDARDS MANUAL (DDSM). NO TESTING SHALL BE ACCEPTED BY THE INSPECTOR UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN INSTALLED.

14. THE EXCAVATING CONTRACTOR MUST GIVE A LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM THE OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING ON-SITE CONSTRUCTION.

15. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT, AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.

16. THE ENGINEERING DIVISION DOES NOT ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING WHICH HAS BEEN DISTURBED IN ANY WAY, NOR DOES THE DESIGN ENGINEER ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING THAT HAS BEEN IN PLACE FOR A PERIOD OF TWENTY-FOUR (24) HOURS OR MORE WITHOUT THE COMMENCEMENT OF THE CONSTRUCTION FOR WHICH IT WAS SET.

17. THE CONTRACTOR SHALL CONTACT BLUE STAKE AT (602) 263-1100 PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CURRENT BLUE STAKE MARKINGS THROUGHOUT CONSTRUCTION.

18. THE CONTRACTOR SHALL LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.

19. THE CONTRACTOR SHALL CONTACT THE BUILDING SAFETY DIVISION AT (623) 251-3503 TO START THE PROCESS FOR OBTAINING A FIRE HYDRANT METER. ONCE APPROVED, THE CONTRACTOR WILL CONTACT THE CUSTOMER SERVICE DEPARTMENT AT (623) 933-1228 TO SCHEDULE THE INSTALLATION OR RELOCATION OF THE HYDRANT METER. CONTRACTORS SHALL NOT RELOCATE HYDRANT METERS THEMSELVES. THE CONTRACTOR MUST PROVIDE THEIR OWN SUPPORT, BACKFLOW PREVENTER AND CERTIFIED TESTER WITH A CITY WITNESS. A COPY OF THE CERTIFICATION MUST BE PROVIDED TO THE CITY INSPECTOR PRIOR TO USE.

20. ALL CONTRACTORS/DEVELOPERS ARE RESPONSIBLE TO CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES IN ORDER TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS OR STREETS. GRAVEL TRACK-OUT PADS SHALL MEET CURRENT MARICOPA COUNTY STANDARDS. THE CONTRACTOR/DEVELOPER SHALL IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ONTO PUBLIC RIGHTS-OF-WAYS OR STREETS.

21. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT IMPROVEMENTS, WHETHER EXISTING OR PROPOSED, FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.

22. ANY AND ALL OBSTRUCTIONS WITHIN THE RIGHTS-OF-WAY AND EASEMENTS SHALL BE REMOVED BEFORE ANY CONSTRUCTION IS COMMENCED.

23. ALL CONTRACTORS/DEVELOPERS ARE RESPONSIBLE TO OBTAIN A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS, INCLUDING NOTICE OF INTENT (NOI), NOTICE OF TERMINATION (NOT), AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A COPY OF THE NOI AND SWPPP SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.

24. ALL CONTRACTORS/DEVELOPERS ARE RESPONSIBLE TO OBTAIN ANY NECESSARY 401 AND 404 PERMITS. A COPY OF THE PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO APPROVAL OF THE GRADING AND DRAINAGE PLANS.

25. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO OBTAIN ANY AND ALL OTHER PERMITS AND MEET ANY REQUIREMENTS SET FORTH BY OTHER AGENCIES OR UTILITIES WHICH HAVE JURISDICTION AT THE CONTRACTOR'S/DEVELOPER'S EXPENSE. THE CONTRACTOR/DEVELOPER SHALL MEET THE REQUIREMENTS OF THESE PERMITS AS SET FORTH THEREIN.

26. AS A REMINDER, MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT HAS ASKED THE CITY TO INFORM ALL CONTRACTORS/DEVELOPERS WORKING IN THE CITY OF EL MIRAGE OF THE FOLLOWING:

PER THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS ON EARTH MOVING PERMITS, NO PERSON SHALL CAUSE OR PERMIT THE USE OF ANY POWER OR MECHANICAL EQUIPMENT FOR COMMERCIAL PURPOSES TO CLEAR, EXCAVATE OR LEVEL LAND, INCLUDING BUT NOT LIMITED TO BLASTING, DEMOLITION, ROAD AND STREET CONSTRUCTION, SWIMMING POOL EXCAVATING, TRENCHING, VEGETATION REMOVAL, OR ENGAGE IN ANY OTHER EARTH MOVING ACTIVITIES WITHOUT

FIRST OBTAINING A PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT. THE PROPERTY OWNER, LESSEE, DEVELOPER OR PRIME CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING THE PERMIT, ALSO AS A REMINDER, IF THE ABOVE REFERENCED DEVELOPMENT HAS WORK THAT NEEDS TO BE DONE IN THE MARICOPA COUNTY RIGHTS-OF-WAY, PLEASE OBTAIN ALL PERMITS FROM THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION. THE PERMITS ISSUED BY THE CITY OF EL MIRAGE DO NOT COVER THE MARICOPA COUNTY RIGHTS-OF-WAY.

27. EMERGENCY VEHICLE ACCESS TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AS REQUIRED BY THE CITY OF EL MIRAGE FIRE DEPARTMENT.

28. ANY EXISTING LANDSCAPING AND/OR IRRIGATION SYSTEM DISTURBED BY CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR. THE CONTRACTOR SHALL CALL AND COORDINATE THIS WORK WITH THE CITY OF EL MIRAGE OPERATIONS SUPERINTENDENT AT (480) 372-1131.

29. THE CONTRACTOR/DEVELOPER IS SOLELY RESPONSIBLE FOR ALL JOB SITE SAFETY, INCLUDING BUT NOT LIMITED TO MEETING ALL REQUIREMENTS OF OSHA AND ADOSS. THE CITY OF EL MIRAGE ENGINEERING INSPECTOR IS NOT AUTHORIZED TO ADVISE OR DIRECT THE CONTRACTOR/DEVELOPER REGARDING MATTERS OF JOB SITE SAFETY. SHOULD THE CONTRACTOR/DEVELOPER ACT ON SUCH ADVICE OR DIRECTION, IT IS AT THE RISK OF THE CONTRACTOR/DEVELOPER.

GRADING AND DRAINAGE NOTES

1. THE GRADING AND DRAINAGE PLANS MUST BE APPROVED BY THE CITY ENGINEER. THE ENGINEERING INSPECTOR SHALL BE NOTIFIED AT (623) 876-2975, 48 HOURS BEFORE ANY ON-SITE CONSTRUCTION BEGINS. AN APPROVED GRADING AND DRAINAGE PLAN MUST BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLANS MUST BE PRECEDED BY AN APPROVED PLAN REVISION.

2. A PERMIT IS REQUIRED PRIOR TO ANY ON-SITE GRADING, INCLUDING CUSTOM HOMES. PRIOR TO THE RELEASE OF THE PERMIT, THE CONTRACTOR MUST OBTAIN A DUST CONTROL PERMIT FROM THE MARICOPA COUNTY AIR QUALITY DIVISION AND PROVIDE A COPY TO THE CITY.

3. GRADING AND DRAINAGE PLAN APPROVAL INCLUDES:

A. CONSTRUCTION OF SURFACE IMPROVEMENTS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN, INCLUDING BUT NOT LIMITED TO, RETENTION AREAS AND/OR OTHER DRAINAGE FACILITIES, DRAINAGE PATTERNS, CHANNELS, WALLS, CURBING, ASPHALT PAVEMENT, BANK PROTECTION AND CHANNELIZATION, AND BUILDING FLOOR ELEVATIONS.

B. CONTRACTOR SHALL PROVIDE MINIMUM SLOPE TO THE BOTTOM IN ALL RETENTION BASINS AT ELEVATIONS AS SHOWN ON THE PLANS. RETENTION BASIN SIDE SLOPES SHALL NOT EXCEED 1:1 ON PRIVATE PROPERTY AND 6:1 ADJACENT TO PUBLIC RIGHT-OF-WAY UNLESS NOTED OTHERWISE ON PLANS.

4. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPT DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT HOMES OR OTHER IMPROVEMENTS WHETHER EXISTING OR PROPOSED, FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.

5. ACCESS BARRIERS/TRASH RACKS ARE REQUIRED ON THE EXPOSED ENDS OF ALL STORM DRAINS EIGHTEEN (18) INCHES IN DIAMETER OR GREATER.

6. DRYWELLS MUST BE DRILLED A MINIMUM OF TEN (10) FEET INTO PERMEABLE POROUS STRATA AND PERCOLATION TESTS WILL BE REQUIRED. THE CITY ENGINEERING INSPECTOR MUST BE PRESENT BEFORE BACKFILL OR WALL PIPES ARE PLACED WITHIN ANY DRYWELL. PERCOLATION TESTS MUST BE CONDUCTED AND TEST RESULTS AND DRYWELL MUST BE REGISTERED WITH ADEQ. COPIES OF DRILLING LOGS AND ADEQ REGISTRATION INFORMATION MUST BE PROVIDED TO THE CITY.

7. ALL FINISH FLOOR ELEVATIONS SHOWN ARE A MINIMUM OF 14-INCHES ABOVE THE POINT OF OUTFALL AND ONE (1) FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS SHOWN ON THE APPROVED PLAN.

8. A FEMA ELEVATION CERTIFICATE FOR ALL NEW AND SUBSTANTIALLY IMPROVED CONSTRUCTION IN THE FLOODPLAIN SHALL BE SUBMITTED TO THE ENGINEERING DIVISION PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

9. SOILS CONSTRUCTION TEST RESULTS MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR ALL BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED.

10. STAKING PAD AND/OR FINISH FLOOR ELEVATIONS IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER. NO MINIMUM FINISH FLOOR ELEVATION WILL BE RAISED OR LOWERED WITHOUT APPROVAL OF THE CITY ENGINEER. IN NON-CRITICAL AREAS, THE DEVELOPER'S ENGINEER SHALL SUBMIT CERTIFICATION OF CONSTRUCTED BUILDING PAD ELEVATIONS PRIOR TO REQUEST FOR FINAL INSPECTION IN CRITICAL DRAINAGE AREAS, OR IN THE 100-YEAR FLOODPLAIN. SUBSTITUTE BUILDING FLOOR ELEVATION IN ABOVE NOTE, OR FEMA ELEVATION CERTIFICATE.

11. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTH OF ALL EXISTING UTILITY LINES WITHIN PROPOSED RETENTION AND DRAINAGE FACILITY AREAS. IF THE DRAINAGE FACILITIES CANNOT BE CONSTRUCTED PER PLAN AS A RESULT OF CONFLICT WITH UNDERGROUND UTILITIES, THE CONTRACTOR SHOULD CONTACT THE ENGINEERING DIVISION AND THE DESIGN ENGINEER AND REQUEST MODIFICATION OF THE DRAINAGE FACILITY DESIGN.

12. ALL BANK PROTECTION AND CHANNELIZATION MUST BE COMPLETED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

13. SEPARATE HAUL PERMIT SHALL BE REQUIRED WHENEVER HAULING IN EXCESS OF 500 CUBIC YARDS OF MATERIAL IN OR OUT OF A SITE. A HAUL ROUTE MUST BE SUBMITTED AND APPROVED BY THE ENGINEERING DIVISION. ADDITIONAL REQUIREMENTS AS SET FORTH BY THE ENGINEERING DIVISION SHALL BE MET.

14. ALL CONTRACTORS/DEVELOPERS ARE RESPONSIBLE TO OBTAIN A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS, INCLUDING NOTICE OF INTENT (NOI), NOTICE OF TERMINATION (NOT), AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A COPY OF THE NOI AND SWPPP SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.

15. ONCE AN EXISTING SHOULDER IS DISTURBED BY THE GRADING OPERATION OR ANY OTHER PHASE OF CONSTRUCTION, THE SHOULDER SHALL BE BARRICADED. SUCH BARRICADING SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE OF THE PROJECT.

16. AN APPROVED METALLIC LOCATOR TAPE AND TRACING WIRE SHALL BE INSTALLED ON ALL MAINS AND SERVICE LINES (PIEUR OR NON-LINEAR). THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING A CONNECTIVITY TEST FOR THE TRACER WIRE WITH THE CITY INSPECTOR PRESENT.

17. THE CITY OF EL MIRAGE REQUIRES ALL WALLS TO BE APPROVED AND PERMITTED BY THE BUILDING SAFETY DIVISION (623-251-3503).

PAVING NOTES

1. EXACT POINT OF PAVEMENT MATCHING, TERMINATION AND/OR OVERLAY, IF NECESSARY, SHALL BE DETERMINED IN THE FIELD BY THE ENGINEERING INSPECTOR. ASPHALT SEAL IS REQUIRED BETWEEN OLD AND NEW ASPHALTIC CONCRETE AND BETWEEN ASPHALT AND CONCRETE (I.E. ALONG CURB, VALLEY GUTTER, ETC.).

2. ALL FRAMES, COVERS, VALVE BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. THE CONCRETE COLLAR SHALL BE ADJUSTED LEVEL WITH EXISTING BITUMINOUS PAVEMENT. THE EDGE OF THE CONCRETE COLLAR SHALL BE CRACK SEALED.

3. ALL CONTRACTORS/DEVELOPERS SHALL COMPLY WITH MAG STANDARD DETAIL 211 FOR TRENCH PLATING.

4. PAVING SHALL NOT START UNTIL ALL APPROPRIATE TESTING HAS BEEN COMPLETED AND ACCEPTED (PRESSURE TESTING OF UTILITIES, DENSITY TESTING, VIDEO OF SANITARY SEWER LINE, ETC.). SERVICE STUBS TO ALL PLATTED LOTS SHALL BE EXTENDED, AND ALL CONFLICTING UTILITY CONSTRUCTION COMPLETED PRIOR TO START OF PAVING.

5. TREES AND SHRUBBERY IN THE RIGHT-OF-WAY, WHICH CONFLICT WITH THE IMPROVEMENTS PROPOSED HEREIN, ARE NOT TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL OF THE CITY OF EL MIRAGE. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY AUTHORIZATION TO REMOVE AND/OR RELOCATE SAID TREES OR SHRUBBERY.

6. IN ALL AREAS WHERE NEW CONSTRUCTION OF CURB, GUTTER, SIDEWALKS, AND DRIVEWAYS IS REQUIRED, AND THE ENGINEER DETERMINES THE EXISTING GRADE TO CONSIST OF SOILS WITH SIGNIFICANT SWELLING CHARACTERISTICS, THE MOISTURE CONTENT SHALL BE BROUGHT AS CLOSE AS POSSIBLE TO OPTIMUM REQUIRED FOR COMPACTION BY THE ADDITION OF WATER, BLENDING OF DRY SUITABLE MATERIAL OR BY DRYING OF EXISTING MATERIAL. THE MATERIAL SHALL THEN BE COMPACTED TO A RELATIVE DENSITY OF 75 PERCENT MINIMUM TO 85 PERCENT MAXIMUM WITH 80 PERCENT AS IDEAL.

7. CONSTRUCTION LOADS: DURING CONSTRUCTION OPERATIONS, HEAVY EQUIPMENT MAY CROSS EXISTING OR PROPOSED PIPE. IN THIS CASE, AN EARTH FILL SHOULD BE CONSTRUCTED TO AT LEAST THREE (3) FEET ABOVE PIPE. THE FILL MUST BE SUFFICIENT TO PREVENT THE LATERAL DISPLACEMENT OF THE PIPE.

8. UNLESS OTHERWISE SPECIFIED, THE CITY OF EL MIRAGE REQUIRES THAT ALL ASPHALTIC CONCRETE MIX DESIGNS (C-3/4" & D-1/2" HIGH VOLUME), CONCRETE MIX DESIGNS, AGGREGATE BASE COURSE SUPPLIERS, SLURRY SEAL, AND MICRO-SURFACING SUPPLIERS MEET THE CURRENT CITY OF EL MIRAGE APPROVED MIX DESIGNS AND SUPPLIERS LIST. SUBMITTALS SHALL BE PROVIDED TO THE CITY FOR EACH OF THESE ITEMS PRIOR TO CONSTRUCTION.

9. ALL STREET IMPROVEMENTS FOR CUSTOM HOMES MUST BE COMPLETED IN ACCORDANCE WITH THE CITY OF EL MIRAGE POLICY ON UNPAVED STREETS PROVIDED IN SECTION J OF THE CITY'S DESIGN & DEVELOPMENT STANDARDS MANUAL (DDSM). ALL PRIVATE ACCESS MUST BE CONSTRUCTED WITH AN ACCEPTABLE DUST PALLIATIVE.

10. ALL CONTRACTORS/DEVELOPERS ARE RESPONSIBLE TO CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES IN ORDER TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS OR STREETS. GRAVEL TRACK-OUT PADS SHALL MEET CURRENT MARICOPA COUNTY STANDARDS. THE CONTRACTOR/DEVELOPER SHALL IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ONTO PUBLIC RIGHTS-OF-WAYS OR STREETS.

11. IF ANY EXISTING BARRICADES, TRAFFIC SIGNS OR STREET NAME SIGNS NEED TO BE REMOVED DURING CONSTRUCTION, NOTIFY THE CITY OF EL MIRAGE OPERATIONS SUPERINTENDENT AT (480) 372-1131. A MINIMUM OF 48-HOURS NOTICE IS NEEDED FOR REMOVALS. IF SIGNS AND BARRICADES BELONG TO ANOTHER AGENCY, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO NOTIFY THEM.

12. NO WATER SUPPLY HOSE OR RAMP SHALL BE PLACED ACROSS OR IN THE ARTERIAL OR COLLECTOR STREETS. APPROVAL IN WRITING FROM THE CITY ENGINEER OR HIS DESIGNEE IS REQUIRED FOR PLACEMENT OF THE SUPPLY HOSE OR RAMPS IN LOCAL STREETS. APPLICATIONS SHALL INCLUDE SUBMITTALS OF THE MANUFACTURER'S SPECIFICATIONS, MATERIALS USED, DIMENSIONS OF THE RAMP, PROPOSED LOCATION, PROPOSED BARRICADING AND SIGNAGE.

13. ALL FIRE HYDRANTS SHALL HAVE A TWO-WAY BLUE REFLECTOR INSTALLED PER MAG STANDARD DETAIL 122.

SANITARY SEWER NOTES

1. ACCEPTABLE SANITARY SEWER LINE MATERIALS PER CITY DETAIL EM-101-12. THE CONTRACTOR SHALL NOT DEVIATE FROM THE MATERIALS SPECIFIED BY THE DESIGN ENGINEER ON THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND CITY ENGINEERING DIVISION.

A. PVC SDR 35 SANITARY SEWER PIPE, WHICH CONFORMS TO SECTION 745 OF THE MAG STANDARD SPECIFICATIONS, IS ACCEPTABLE FOR SANITARY SEWER LINE SIZES EIGHT (8) INCHES THROUGH FIFTEEN (15) INCHES IN DIAMETER. BEDDING AND BACKFILL SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE CITY OF EL MIRAGE STANDARD DETAIL EM-406, BEDDING AND BACKFILL FOR ALL PIPELINES.

B. NEW SANITARY SEWER TAPS SHALL BE PER CITY DETAIL EM-440, TAP LOCATION SHALL BE SUPPLEMENTED BY A CURB STAMP PER MAG STANDARD DETAIL 440-4 (STAMPED 'S' ON TOP OF CURB).

2. SANITARY SEWER LINE AND GRADE STAKES SHALL BE SET BY A QUALIFIED ARIZONA REGISTERED LAND SURVEYOR AND/OR THEIR REPRESENTATIVE PRIOR TO THE CONSTRUCTION OF SANITARY SEWER LINES. THE QUALIFIED ARIZONA REGISTERED LAND SURVEYOR AND/OR THEIR REPRESENTATIVE SHALL VERIFY THAT THE GRADES CONFORM TO THE APPROVED CONSTRUCTION PLANS, AND PROVIDE CUT SHEETS TO THE CONTRACTOR AND CITY ENGINEERING INSPECTOR. AFTER INSTALLATION AND PRIOR TO ACCEPTANCE FROM THE ENGINEERING DIVISION, THE ENGINEER OF RECORD SHALL CERTIFY THAT THE SANITARY SEWER INSTALLATION CONFORMS TO THE APPROVED CONSTRUCTION PLANS.

3. THE CONTRACTOR SHALL UNCOVER ALL EXISTING LINES TO BE CONNECTED AND VERIFY INVERT ELEVATIONS BEFORE ANY OTHER CONSTRUCTION.

4. ALL UTILITY INSTALLATIONS IN CONFLICT WITH THESE PLANS SHALL BE REMOVED OR RELOCATED AT THE CONTRACTOR'S EXPENSE. ANY UTILITY REMOVALS OR RELOCATIONS MUST BE APPROVED BY THE GOVERNING MUNICIPALITY AND UTILITY PURVEYOR.

5. TRENCH EXCAVATION, BACKFILLING AND COMPACTION SHALL CONFORM TO MAG STANDARD SPECIFICATION SECTION 601 EXCEPT AS MODIFIED HEREIN.

6. BEDDING AND BACKFILL FOR SANITARY SEWER LINES SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE CITY OF EL MIRAGE STANDARD DETAIL EM-406, BEDDING AND BACKFILL FOR ALL PIPELINES.

7. BACKFILL SHALL BE TYPE I AS DEFINED IN SECTION 601 OF THE MAG STANDARD SPECIFICATIONS.

8. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OF RECORD BEFORE THE SANITARY SEWER LINE IS BACKFILLED SO "AS-BUILT" MEASUREMENTS MAY BE TAKEN. ANY CHANGES TO THE APPROVED PLANS MUST BE AUTHORIZED BY THE ENGINEER OF RECORD AND THE ENGINEERING DIVISION BEFORE THE CHANGE IS MADE IN THE FIELD.

9. SERVICE LINE CONNECTIONS TO THE SANITARY SEWER MAIN SHALL HAVE A "WYE" FITTING. SADDLES ARE NOT ACCEPTABLE.

10. SANITARY SEWER SERVICE LINES SHALL NOT BE LOCATED UNDER DRIVEWAYS, CONCRETE APRONS, SCUPPERS, CATCH BASINS, OR SIMILAR STRUCTURES.

11. NEW SANITARY SEWER TAPS SHALL BE PER CITY DETAIL EM-440, TAP LOCATION SHALL BE SUPPLEMENTED BY A CURB STAMP PER MAG STANDARD DETAIL 440-4 (STAMPED 'S' ON TOP OF CURB).

12. MANHOLES WHICH EXCEED TEN (10) FEET IN DEPTH, OR ARE IN ARTERIAL STREETS, SHALL BE FIVE (5) FEET IN DIAMETER AND WITHOUT STEPS. ALL NEW PUBLIC MANHOLES AND ANY EXISTING MANHOLES THAT ARE PROPOSED TO BE DIRECTLY DISCHARGED TO VA MUST BE NEW PIPE SHALL RECEIVE AN EPOXY COATING OF THE INTERIOR WALLS AND BASES INCLUDING BENCH AND CHANNEL, PER RATING 405, SAUERISEN SEWERGRAD NO. 210 OR ENVIRONMENTAL COATINGS SEWER SHIELD 150.

13. INSTALLATION OF MANHOLE STEPS IS NOT PERMITTED.

14. ALL SANITARY SEWER MANHOLE CONNECTIONS SHALL BE INSTALLED WITH A GASKET, JOINT SEALER, OR WATER STOP BETWEEN THE BASE AND RISER SECTION.

15. ALL PAVEMENT REPLACEMENT SHALL CONFORM WITH MAG STANDARD DETAIL 200-1 MODIFIED WITH A ONE-HALF (1/2) SACK PORTLAND CEMENT ABC SLURRY, WHICH CONFORMS TO MAG STANDARD SPECIFICATION 728, (MODIFIED FOR ONE-HALF SACK PORTLAND CEMENT), FOR TRENCH BACKFILL FROM ONE (1) FOOT ABOVE THE TOP OF PIPE TO THE EXISTING PAVEMENT SUBGRADE. USE TYPE 'A' FOR LONGITUDINAL TRENCH REPAIR AND USE 'T' TOP FOR TRANSVERSE TRENCH REPAIR OR WHEN A TRENCH RUNS THROUGH AN INTERSECTION. PAVEMENT REPLACEMENT THICKNESS SHALL BE 1.5 TIMES THE EXISTING ASPHALT THICKNESS. AC MIX DESIGN SHALL BE PER THE CITY OF PHOENIX C-3/4"/MIX. CRACK SEALING IS REQUIRED.

16. ALL MANHOLE SECTIONS SHALL BE SEALED WITH BOTH MASTIC (RAMECK OR APPROVED EQUAL) AND GROUT PLACED INSIDE EACH MANHOLE SECTION KEY. THE INSIDE JOINTS SHALL BE GROUT-FINISHED.

17. MANHOLES, WHICH ARE LOCATED IN ANY PAVED OR UNPAVED AREA, SHALL BE ADJUSTED TO THE FINISH GRADE UPON THE COMPLETION OF PAVEMENT WORK.

18. CONTRACTOR SHALL MANDEREL, AIR PRESSURE TEST, AND PROVIDE A CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION IN ACCORDANCE WITH NASSCO PIPELINE ASSESSMENT CERTIFICATION PROGRAM. THE CCTV INSPECTION SHOULD BE PROVIDED IN DIGITAL (DVD) FORMAT UTILIZING A MEASURING DEVICE AHEAD OF THE CAMERA TO IDENTIFY DEFLECTIONS IN THE LINE. THE MEASURING DEVICE SHALL BE ABLE TO MEASURE WATER DEPTH FROM 0 TO 2 INCHES IN 1/4 INCH INCREMENTS. CONTRACTOR SHALL PERFORM TESTS AFTER DRY UTILITIES ARE INSTALLED AND PRIOR TO ANY CONCRETE WORK, STREET WORK, OR FINAL ACCEPTANCE OF THE SANITARY SEWER.

19. ALL SEWER MAINS SHALL BE INSPECTED BY VIDEO CAMERA. TWO COPIES OF COMPLETED DVD ALONG WITH OPERATOR REPORT/NOTES ARE TO BE FURNISHED TO THE CITY OF EL MIRAGE UPON COMPLETION OF THE FIRST VIDEO. IF THERE ARE NEGATIVE RESULTS, THE AFFECTED MAINS SHALL BE VIDEOED AGAIN.

20. SANITARY SEWER LINES SHALL REMAINED "PLUGGED" AT THE POINT(S) OF CONNECTION TO EXISTING LINES (OUTFALLS) UNTIL ALL PHASES OF THE PROJECT HAVE BEEN ACCEPTED BY THE CITY ENGINEER.

21. NO FLOW SHALL BE RELEASED INTO THE CITY SANITARY SEWER SYSTEM UNTIL AFTER ALL TESTS HAVE BEEN PASSED AND APPROVED BY THE CITY ENGINEERING INSPECTOR.

22. THE FOLLOWING MAG UNIFORM STANDARD DETAILS ARE SPECIFICALLY NOT APPROVED:
NO. 425 24" ALUMINUM MANHOLE FRAME AND COVER
NO. 428 MANHOLE STEPS - "CAST IRON"

23. THE OWNER WILL BE RESPONSIBLE FOR THE SANITARY SEWER SERVICE LINE FROM THE MAIN TO SERVICE FACILITY.

24. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET OSHA STANDARDS FOR "TRENCH SAFETY".

25. ANY TAP PROPOSED TO BE MADE DIRECTLY INTO A 12-INCH OR LARGER SANITARY SEWER MUST BE APPROVED BY THE CITY OF EL MIRAGE ENGINEERING DIVISION. THE CITY HAS THE RIGHT TO REQUEST THAT THE TAP BE MADE DIRECTLY INTO A MANHOLE.

26. NO SANITARY SEWER LINES SHALL BE LOCATED WITHIN RETENTION/DETENTION BASINS.

27. ALL MANHOLES LOCATED OUTSIDE PAVED AREAS SHALL HAVE A LOOKING COVER, A CONCRETE COLLAR, AND A "CURVE-FLEX" UTILITY MARKER AS MANUFACTURED BY CARSONITE (CFRM-400-GREEN).

28. WORKMANSHIP ON MANHOLE BOTTOMS WILL BE CLOSELY INSPECTED FOR UNIFORMITY AND SMOOTHNESS OF CHANNEL. THE PREFERRED METHOD FOR CONSTRUCTION OF MANHOLE INVERT CHANNELS SHALL BE PIPE PLACEMENT IN MANHOLE BOTTOM AND REMOVAL OF TOP OF PIPE AFTER MANHOLE IS CONSTRUCTED. FAILURE TO PROVIDE SMOOTH, UNIFORM CHANNELS SHALL BE CAUSE FOR REJECTION, REMOVAL AND RE-CONSTRUCTION.

29. ALL SANITARY SEWER MAINS AND SERVICES (LINEAR OR NON-LINEAR) REQUIRE THE INSTALLATION OF AN APPROVED METALLIC LOCATING TAPE WHICH SHALL BE INSTALLED IN ACCORDANCE WITH MAG SPEC. 616.4 WITH THE FOLLOWING EXCEPTIONS: THE TAPE SHALL BE SOLID GREEN IN COLOR, PRINTED WITH THE WORDS "CAUTION SANITARY SANITARY SEWER LINE BELOW", AND INSTALLED APPROXIMATELY ONE-FOOT ABOVE THE TOP OF THE PIPE. ALL MAINS AND SERVICES ALSO REQUIRE TRACER WIRE PER CITY SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING A CONNECTIVITY TEST FOR THE TRACER WIRE WITH THE CITY INSPECTOR PRESENT.

30. ADJUSTING RINGS IN MANHOLES SHALL BE A MINIMUM OF 12-INCHES AND A MAXIMUM OF 24-INCHES PER MAG STANDARD DETAIL 420-2.

31. AN ENGINEER'S CERTIFICATE OF COMPLETION ISSUED BY THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT IS REQUIRED PRIOR TO FINAL PROJECT ACCEPTANCE.

32. A COPY OF THE APPROVAL TO CONSTRUCT (ATC) ISSUED BY MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT (MCESD) IS REQUIRED PRIOR TO ISSUANCE OF THE ENGINEERING CONSTRUCTION PERMIT.

33. A COPY OF THE APPROVAL OF CONSTRUCTION (AOC) ISSUED BY MCESD IS REQUIRED PRIOR TO FINAL PROJECT ACCEPTANCE. IT SHOULD BE NOTED THAT THE ENGINEER OF RECORD OR DESIGNEE SHALL BE PRESENT DURING TESTING PROCEDURES SO THAT THE REQUIREMENTS OF THE AOC CAN BE COMPLETED IN FULL.

WATER NOTES

1. ACCEPTABLE WATER LINE MATERIALS PER CITY DETAIL EM-101-12. THE CONTRACTOR SHALL NOT DEVIATE FROM THE MATERIALS SPECIFIED BY THE DESIGN ENGINEER ON THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND CITY ENGINEERING DIVISION.

A. DUCTILE IRON PIPE, PRESSURE CLASS 350, IS ACCEPTABLE FOR WATER LINES SIZES SIX (6) INCHES THROUGH TWELVE (12) INCHES IN DIAMETER. ALL DUCTILE IRON PIPE SHALL BE POLYWRAPPED IN CONFORMANCE WITH SECTION 610.6 OF THE MAG STANDARD SPECIFICATIONS AND SHALL BE FULLY RESTRAINED WITH THRUST BLOCKS.

B. DUCTILE IRON PIPE, PRESSURE CLASS 250 MINIMUM, IS ACCEPTABLE FOR WATER LINES 16 INCHES IN DIAMETER AND LARGER. ALL DUCTILE IRON PIPE SHALL BE POLYWRAPPED IN CONFORMANCE WITH SECTION 610.6 OF THE MAG STANDARD SPECIFICATIONS AND SHALL BE FULLY RESTRAINED WITH THRUST BLOCKS.

C. PVC PIPE, AWWA C-900 PRESSURE CLASS 200, IS ACCEPTABLE FOR WATER LINES SIZES SIX (6) INCHES AND EIGHT (8) INCHES IN DIAMETER. (PRIVATE ONLY).

2. WATER LINE AND GRADE STAKES SHALL BE SET BY A QUALIFIED ARIZONA REGISTERED LAND SURVEYOR AND/OR THEIR REPRESENTATIVE PRIOR TO THE CONSTRUCTION OF WATER LINES. THE QUALIFIED ARIZONA REGISTERED LAND SURVEYOR AND/OR THEIR REPRESENTATIVE SHALL VERIFY THAT THE GRADES CONFORM TO THE APPROVED CONSTRUCTION PLANS, AND PROVIDE CUT SHEETS TO THE CONTRACTOR AND CITY ENGINEERING INSPECTOR. AFTER INSTALLATION AND PRIOR TO ACCEPTANCE FROM THE ENGINEERING DIVISION, THE ENGINEER OF RECORD SHALL CERTIFY THAT THE WATER LINE INSTALLATION CONFORMS TO THE APPROVED CONSTRUCTION PLANS.

3. TRENCH EXCAVATION, BACKFILLING AND COMPACTION SHALL CONFORM TO MAG STANDARD SPECIFICATION SECTION 601 EXCEPT AS MODIFIED HEREIN. NATIVE BACKFILL IS NOT ALLOWED FOR PUBLIC WATERLINES OR WITHIN CITY RIGHT OF WAY.

4. BEDDING AND BACKFILL FOR WATERLINES SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE CITY OF EL MIRAGE STANDARD DETAIL EM-406, BEDDING AND BACKFILL FOR ALL PIPELINES.

5. BACKFILL SHALL BE TYPE I AS DEFINED IN SECTION 601 OF THE MAG STANDARD SPECIFICATIONS.

6. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE PROJECT ENGINEER BEFORE THE WATER LINE OR FITTINGS ARE COVERED, SO "AS-BUILT" MEASUREMENTS MAY BE TAKEN. ANY CHANGES TO THE APPROVED PLANS MUST BE AUTHORIZED BY THE PROJECT ENGINEER AND THE CITY ENGINEER BEFORE THE CHANGE IS MADE IN THE FIELD.

7. SIX (6) INCH DIAMETER (8) INCH DIAMETER WATERLINES LOCATED IN STREETS SHALL HAVE A MINIMUM COVER OF 48 INCHES FROM THE TOP OF THE PIPE TO FINISH GRADE. SIX (6) INCH DIAMETER AND EIGHT (8) INCH DIAMETER WATERLINES IN LOCATIONS OTHER THAN STREETS SHALL HAVE A MINIMUM COVER OF 36 INCHES FROM THE TOP OF THE PIPE TO FINISH GRADE, UNLESS DESIGN CONDITIONS WARRANT ADDITIONAL COVER.

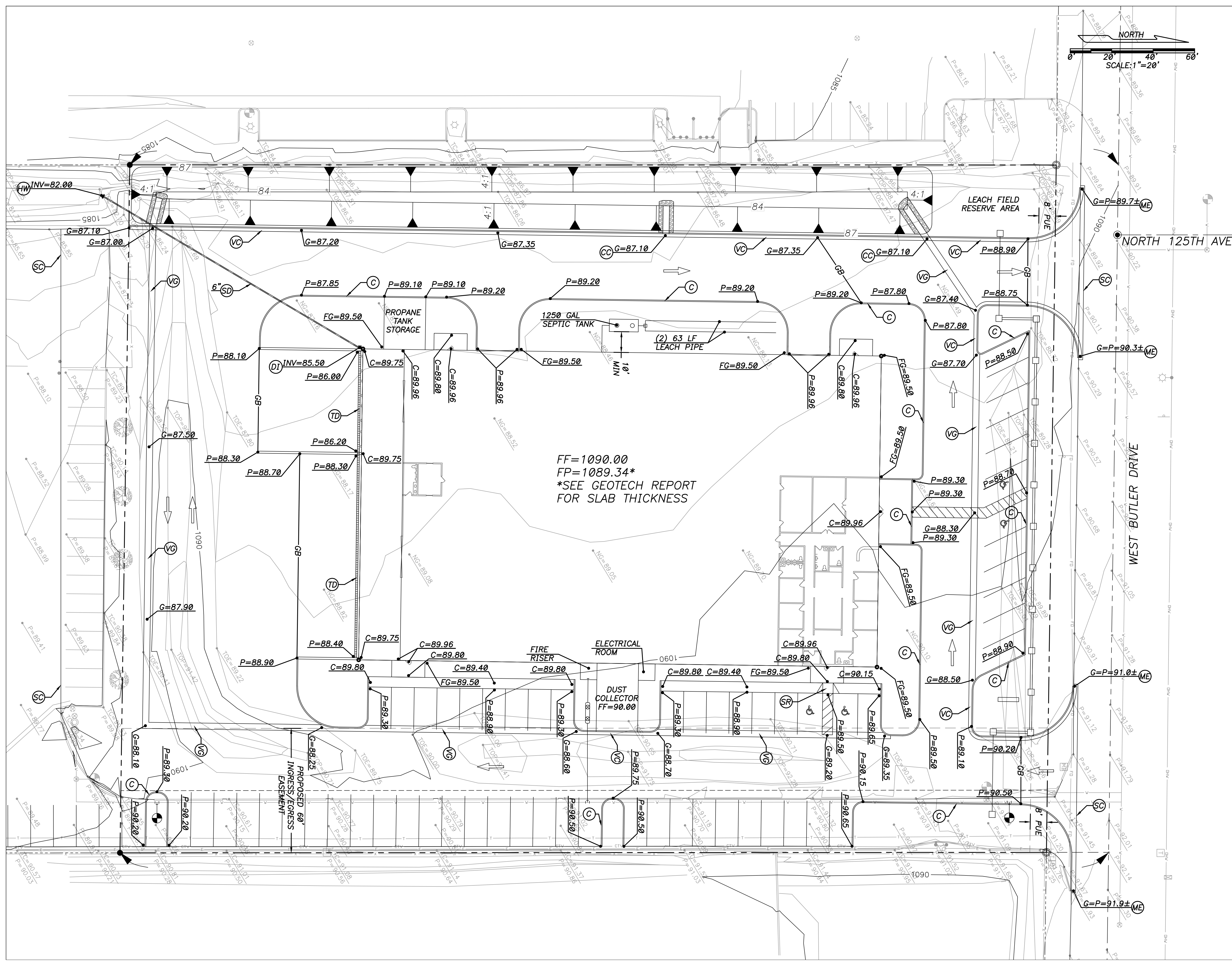
8. TWELVE (12) INCH DIAMETER WATERLINES LOCATED IN STREETS SHALL HAVE A MINIMUM COVER OF 60 INCHES FROM THE TOP OF THE PIPE TO FINISH GRADE. TWELVE (12) INCH DIAMETER WATERLINES IN LOCATIONS OTHER THAN STREETS SHALL HAVE A MINIMUM COVER OF 48 INCHES FROM THE TOP OF THE PIPE TO FINISH GRADE, UNLESS DESIGN CONDITIONS WARRANT ADDITIONAL COVER.

9. SIXTEEN (16) INCH DIAMETER WATERLINES SHALL HAVE A MINIMUM COVER OF 60 INCHES FROM THE TOP OF THE PIPE TO FINISH GRADE, UNLESS DESIGN CONDITIONS WARRANT ADDITIONAL COVER.

10. ALL STUB-OUTS SHALL HAVE A BLOW-OFF, LEFT IN PLACE WITH A TWO (2) INCH RISER, PER CITY OF EL MIRAGE STANDARD DETAIL EM-390 AND SHALL BE ACCESSIBLE TO USE.

11. FIRE HYDRANTS SHALL CONFORM TO CITY OF EL MIRAGE STANDARD DETAIL EM-360. THE FIRE HYDRANT MANUFACTURER MUST BE APPROVED BY THE CITY OF EL MIRAGE PRIOR TO THE INSTALLATION OF THE FIRE HYDRANT.

12. ALL VALVES 16 INCHES AND UNDER SHALL BE PER MAG SPECIFICATION SECTION 630 WITH RESILIENT SEAT AWWA APPROVED GATE VALVES AND SHALL OPEN BY TURNING COUNTER-CLOCKWISE.



FF=1090.00
 FP=1089.34*
 *SEE GEOTECH REPORT
 FOR SLAB THICKNESS

- CONSTRUCTION NOTES**
- (ME) MATCH EXISTING GRADE
 - (VG) CONSTRUCT 3' CONCRETE VALLEY GUTTER PER MAG DETAIL 240.
 - (C) CONSTRUCT SINGLE CURB PER MAG DETAIL 222 TYPE A.
 - (VC) CONSTRUCT VERTICAL CURB & GUTTER PER MAG DETAIL 220-1 TYPE A.
 - (CC) CONSTRUCT CURB OPENING PER DETAIL SHEET C4. 3' WIDE UNLESS OTHERWISE CALLED OUT.
 - (SC) SAWCUT, REMOVE, AND REPLACE IN KIND AND THICKNESS TO MATCH EXISTING.
 - (HW) CONSTRUCT HEADWALL PER MAG DETAIL 501-1.
 - (SR) CONSTRUCT SIDEWALK RAMP PER MAG DETAIL 238-1

- CONSTRUCTION LEGEND**
- EXISTING ASPHALT
 - 6" CONCRETE/NATIVE COMPACTED TO 95% ALSO SEE SOILS REPORT
 - 4" DG/NATIVE COMPACTED TO 95% ALSO SEE SOILS REPORT. 3/4" MINUS, COLORS PER OWNER
 - SAWCUT, REMOVE AND REPLACE IN KIND AND THICKNESS TO MATCH EXISTING.
 - EXISTING ASPHALT
 - DRAINAGE FLOW ARROWS
 - TRAFFIC FLOW ARROWS
 - NEW LIGHTING
 - EXISTING LIGHTING
 - EXISTING CHAIN LINK FENCE
 - EXISTING CMU FENCE/WALL
 - EXISTING ADA PARKING
 - NEW/RE-STRIPED ADA PARKING
- LINE LEGEND**
- EASEMENT LINE
 - ROAD CENTER LINE
 - PROPERTY LINE

10274
LEONARD J.
ERIC, II
REGISTERED
ENGINEER
ARIZONA, U.S.A.

EXP. 09/30/26

1981 - 2021

40

YEARS OF
EXCELLENCE

ERIC &
ASSOCIATES

PHOENIX DOOR, INC.
 GRADING & DRAINAGE AND UTILITY PLAN

ERIC & ASSOCIATES, INC.
 3120 N. 24th ST.
 PHOENIX, ARIZONA 85016
 (602) 954-6399

JOB NO. 2245.02	DRAWN: J.A.L.	SHEET NO.
DATE: 09/27/2023	DESIGN: L.J.E.	C3 OF 3
SCALE: 1"=20'	CHECKED: L.J.E.	

ALTA/ACSM Land Title Survey for Phoenix Door Inc.

Legal Description

The North 918.50 feet of the NW quarter of the SE quarter of Section 35, Township 3 North, Range 1 West, Gila & Salt River Base & Meridian, Maricopa County, Arizona, EXCEPT the West 986.08 feet thereof; said parcel being described as follows:

Commencing at the SE corner of said Section 35; thence N 0°03'50" W, along the East Section line, 2628.71 feet; thence N 89°10'44" W, along the Mid-Section line, 1317.68 feet to a point 1317.68 feet easterly of the Center of Section 35, said point being the Point of Beginning; thence S 0°01'49" E, 918.60 feet; thence N 89°10'44" W, 332.05 feet; thence N 0°00'13" E, 918.59 feet; thence S 89°10'44" E, 331.50 feet to the Point of Beginning;

Said parcel containing 6.9958 Acres, more or less,
WITH an Easement for Roadway Access and Public Utilities granted over the North 35.00 feet thereof.

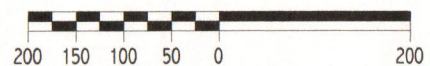
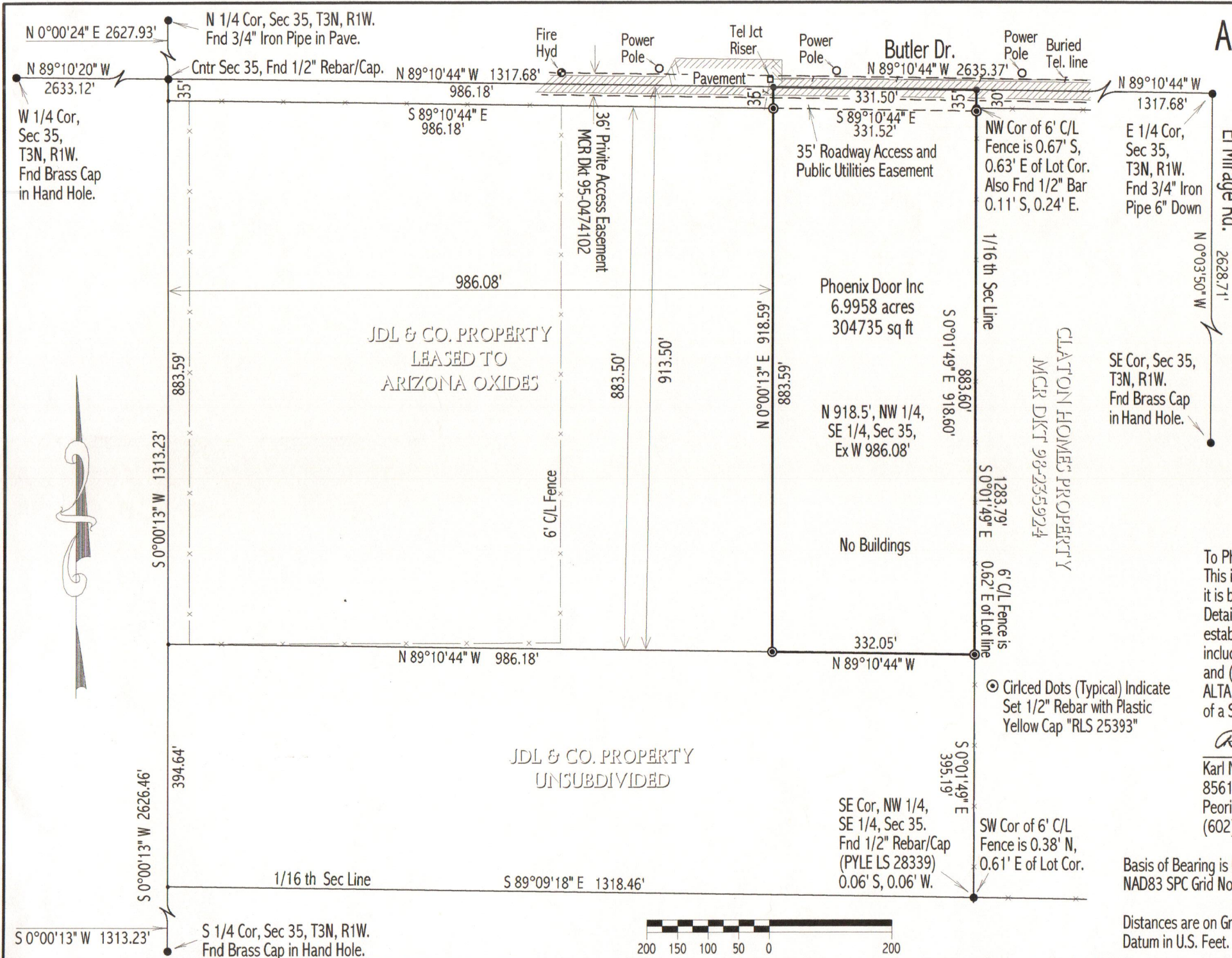
To Phoenix Door, Inc. and Stewart Title & Trust of Phoenix, Inc.: This is to certify that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes items 1, 4, 8, 10, 11, 14, 15 & 16 of Table A thereof, and (2) pursuant to the Accuracy Standards (as Adopted by ALTA and ACSM and in effect on the date of this certification) of a Suburban Survey.

Karl Mortensen 1-19-99
Karl Mortensen, RLS 25393 (Date)
8561 W. Fullam St.
Peoria, AZ 85382
(602) 933-4042



Basis of Bearing is GPS
NAD83 SPC Grid North.

Distances are on Ground
Datum in U.S. Feet.





Erie & Associates, Inc.

CONSULTING ENGINEERS

LEN ERIE, P.E.

3120 N. 24th St. / Phoenix, Arizona 85016

(602) 954-6399 / FAX (602) 954-6601



TASK 7: ENVIRONMENTAL SITE ASSESSMENT

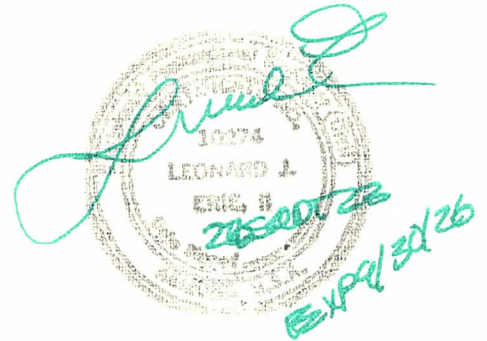
Date: September 27, 2023

To: City of El Mirage

From: Len Erie, PE

Re: Phoenix Door, Inc
PZ23-08-14
EA #2325.02

At the Preliminary Application Meeting, the City of El Mirage was not sure if a Phase I Environmental Site Assessment was needed since this request was met with the Phase I development.





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3120 N. 24th St. / Phoenix, Arizona 85016

(602) 954-6399 / FAX (602) 954-6601



TASK 8: SEWER BASIS OF DESIGN REPORT

Date: September 27, 2023

To: City of El Mirage

From: Len Erie, PE

Re: Phoenix Door, Inc
PZ23-08-14
EA #2325.02

The site will be served by a 1,250 gallon septic tank with a leach field per Maricopa County Environmental standards. See attached calculations by the septic tank designer.



Septic Bros., LLC

Stephen Daldrup R.S. – 510-230-8662

“We Go with the Flow”

9/26/2023



Phoenix Door Inc
12545 W Butler Dr.
El Mirage, AZ 85335

Parameters

S.A.R. = 0.40
MPI = 25

Calculations

- 1) Personnel
20 staff x 25 GPD = 500 GPD Use 500 GPD per
- 2) Fixture units
49 fixture units x 25 GPD = 1225 GPD

Disposal field sizing

750 GPD x 0.40 SAR = 1250 sq.ft. required
1250 / 10 sq.ft./lin.ft. = 125 lin. Ft.

Trench design; Total depth = 8' max
Effect. Depth = 4' max
Cover = 1' min
Width = 2' min

Tank sizing; 500 GPD x 2.1 = 1050 gallons Use 1250 gallon septic tank



Erie & Associates, Inc.

CONSULTING ENGINEERS

LEN ERIE, P.E.

3120 N. 24th St. / Phoenix, Arizona 85016

(602) 954-6399 / FAX (602) 954-6601



TASK 9: WATER BASIS OF DESIGN REPORT

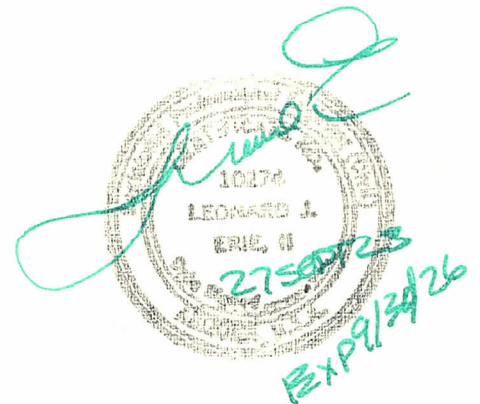
Date: September 27, 2023

To: City of El Mirage

From: Len Erie, PE

Re: Phoenix Door, Inc
PZ23-08-14
EA #2325.02

The two existing fire hydrants along the east side of the site will be relocated out of the proposed driveway. These two hydrants are adequate to serve the site. At a 10% safety factor, the static pressure was measured at 72 psi, and the residual pressure at 1853 GPM was determined to be 44 psi. See attached water system pressure test.





Flow Test Summary

Project Name: EJFT 23368 - Phoenix Door
Project Address: 125th Ave & Butler Dr, El Mirage, AZ 85335
Date of Flow Test: 2023-09-21
Time of Flow Test: 7:00 AM
Data Reliable Until: 2024-03-21
Conducted By: Simon R. & Steven S. (EJ Flow Tests) 602.999.7637
Witnessed By: Dan Cargill (El Mirage FD) 480.292.6586
City Forces Contacted: El Mirage FD (480.292.6586)

Raw Flow Test Data

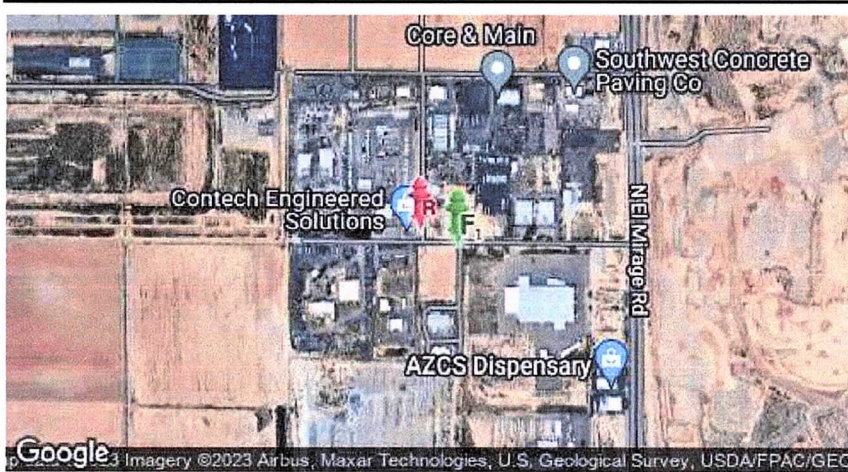
Static Pressure: 80.0 PSI
Residual Pressure: 52.0 PSI
Flowing GPM: 1,853
GPM @ 20 PSI: 2,797

Data with a 10 % Safety Factor

Static Pressure: 72.0 PSI
Residual Pressure: 44.0 PSI
Flowing GPM: 1,853
GPM @ 20 PSI: 2,589

Hydrant F₁

Pitot Pressure (1): 27 PSI
Coefficient of Discharge (1): 0.9
Hydrant Orifice Diameter (1): 4 inches
Additional Coefficient 0.83 on orifice #1



Static-Residual Hydrant

Flow Hydrant

Distance Between F₁ and R
304 ft (measured linearly)

Static-Residual Elevation
1089 ft (above sea level)

Flow Hydrant (F₁) Elevation
1091 ft (above sea level)

Elevation & distance values are approximate

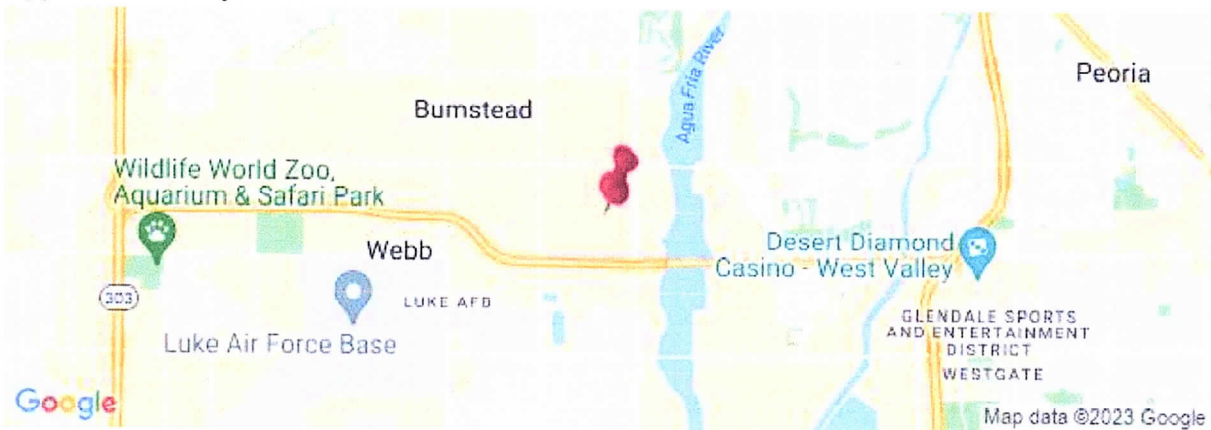
Static-Residual Hydrant



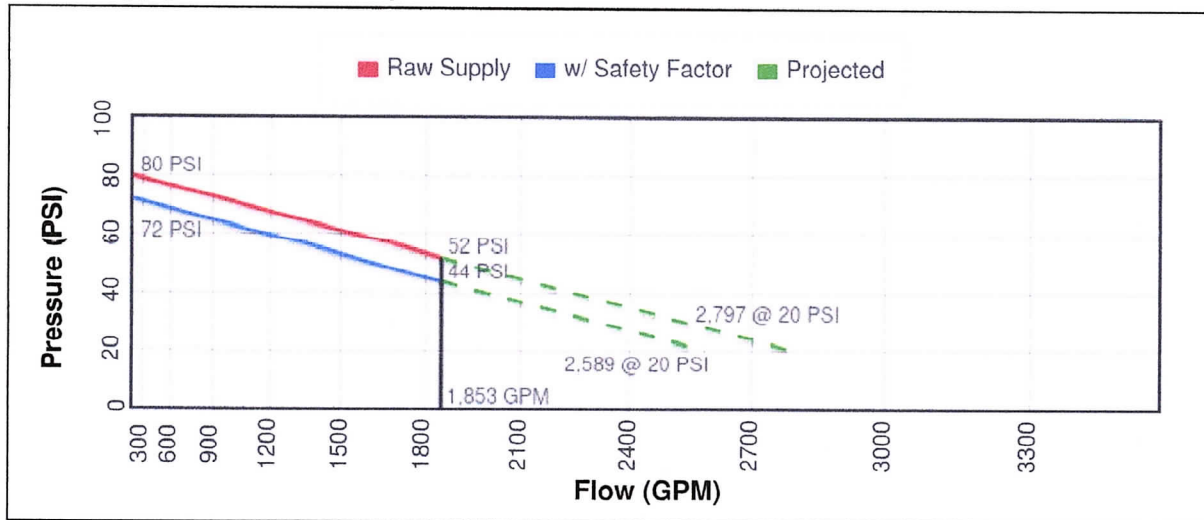
Flow Hydrant (only hydrant F1 shown for clarity)



Approximate Project Site



Water Supply Curve N^{1.85} Graph



8-18-2023

City of El Mirage
10000 N. El Mirage Road
Arizona 85335

Re: Traffic Impact Study

To whom it may concern;

Phoenix Door's expansion of the new building is primarily for more space to better handle current operations and will not impact traffic. Though it will accommodate growth and potentially create future jobs, with improving the existing entrance, adding a 2nd entrance and additional parking, the proposed improvements will actually impact existing traffic positively by allowing for better visibility entering & exiting the facility and flow of traffic within the facility itself.

We can discuss this further during the pre-application meeting but feel free to call me at any time to discuss any questions/comments/concerns you may have in advance. 928-970-0192.

Respectfully,

Kyle R. Randall

Kyle Reese Randall
President
IMWCC, Inc.

PHOENIX DOOR, INC - LANDSCAPE PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE ADDRESS

12545 WEST BUTLER DRIVE
EL MIRAGE, ARIZONA 85335

ASSESSOR PARCEL NUMBER

501-46-851

SITE DATA:

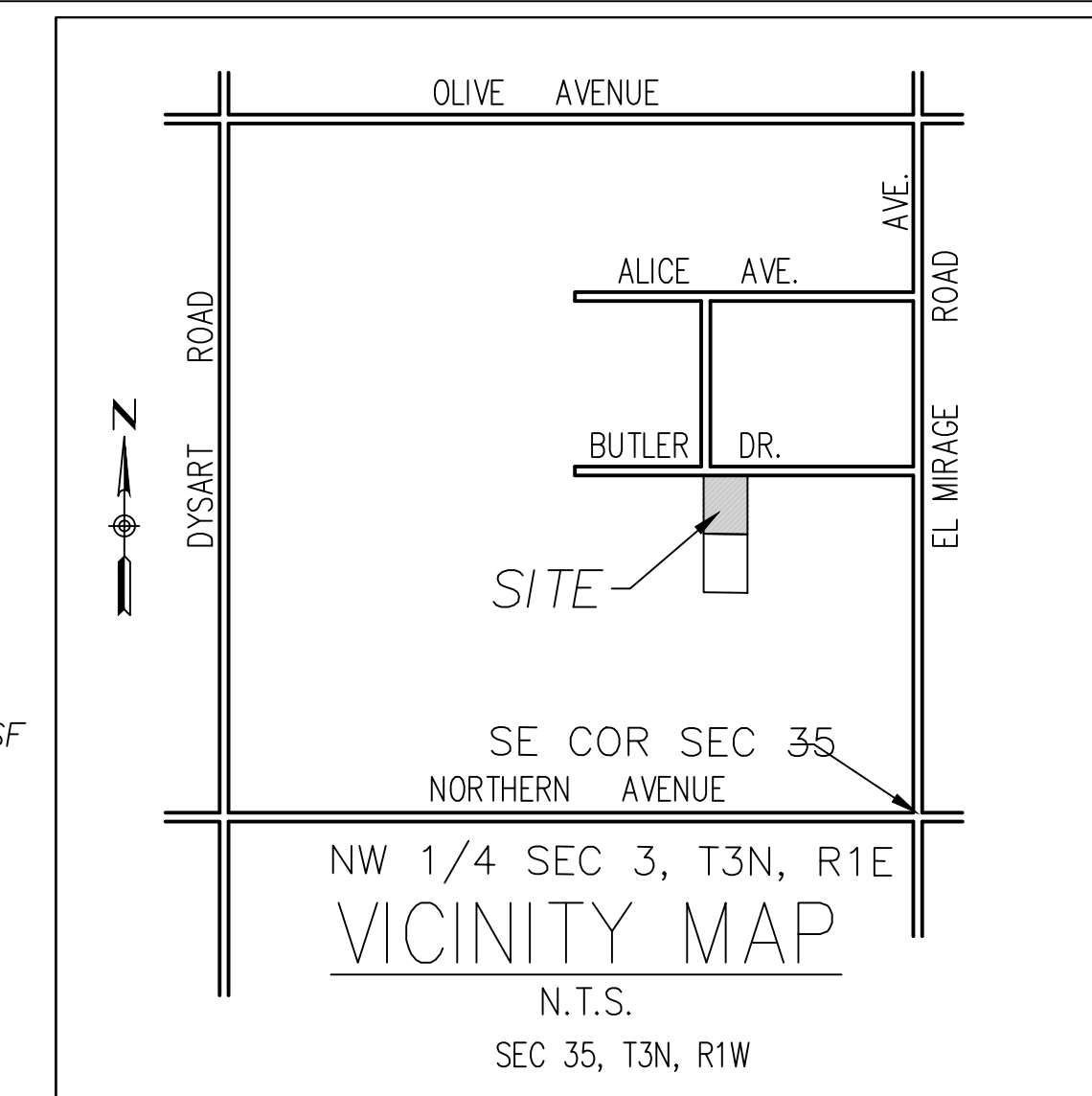
LOT SIZE: 148,170 SF OR 3.4 ACRES
EXISTING BUILDING COVERAGE: 0 SF
PROPOSED BUILDING COVERAGE: 37,500 SF
PARKING COVERAGE: 84,200 SF
TOTAL BLDG & PARKING COVERAGE: 121,700 SF
PERCENT SITE COVERAGE PROPOSED: 82.1%
ZONING EXISTING: EI
ZONING PROPOSED: EI

OWNER/DEVELOPER

SCOTT FINNEY
PHOENIX DOOR, INC.
12545 WEST BUTLER DRIVE
EL MIRAGE, ARIZONA 85335
(TEL) 623.935.7275
SCOTT@PHOENIXDOORINC.COM

ENGINEER

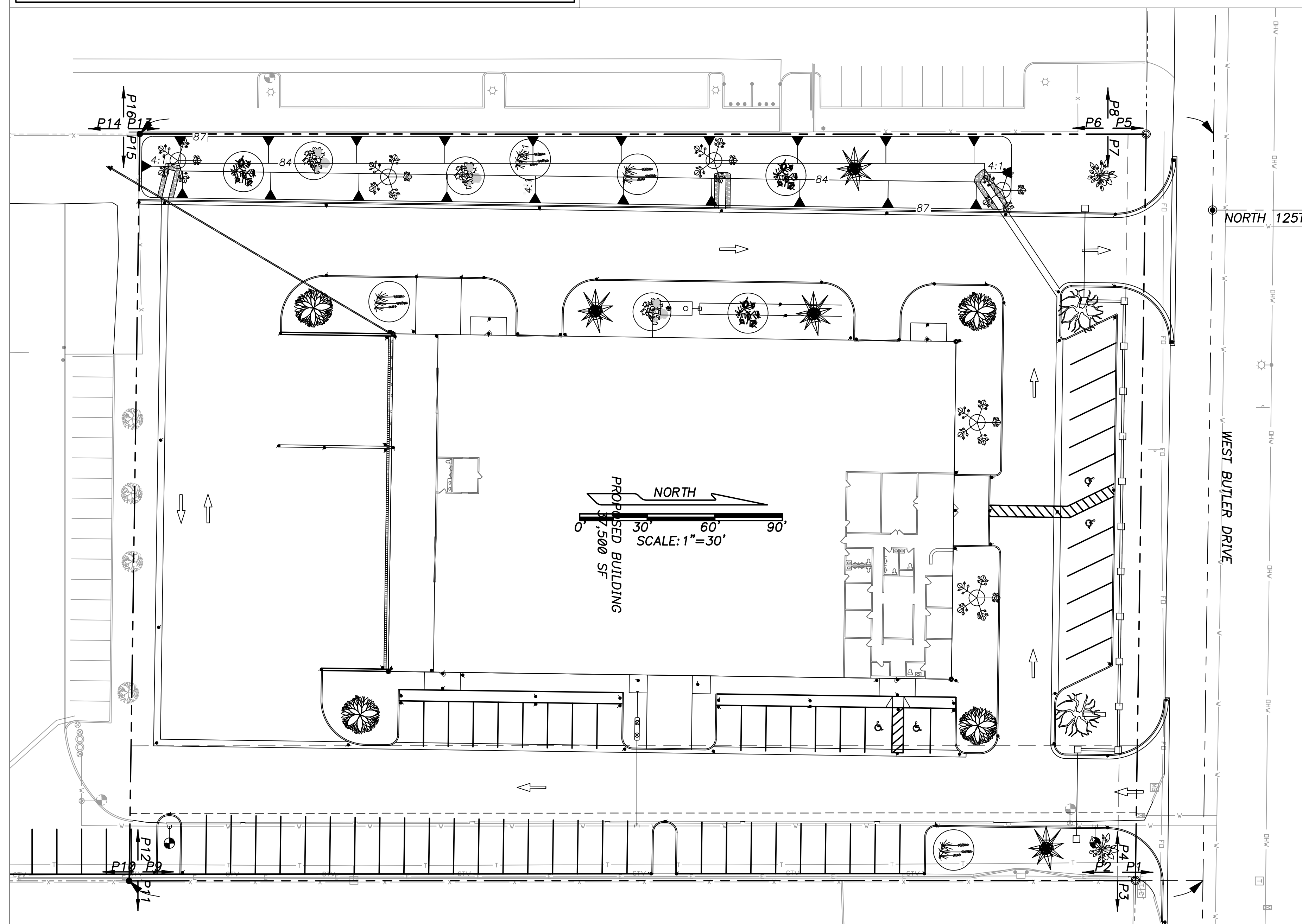
ERIE & ASSOCIATES, INC.
3120 NORTH 24th STREET
PHOENIX, ARIZONA 85016
(TEL) 602.954.6399
(FAX) 602.954.6601
ERIE@WATERWIZ.NET



LEGEND

	ARIZONA ASH (FRAXINUS VELUTINA)		BIRD OF PARADISE (STRELITZIA REGINAE)
	DESERT IRONWOOD (OLNEYA TESOTA)		PLUMBAGO (PLUMBAGO AURICULATA)
	LIVE OAK (QUERCUS VIRGINIANA)		DWARF MYRTLE (MYRTUS COMMUNIS COMPACTA)
	LITTLE OLLIE DWARF OLIVE (OLEA EUROPAEA)		SPANISH LAVENDER (LAVANDULA STOECHAS)

NOTE: ALL NON-PAVED AREAS TO BE 1/2" DECOMPOSED GRANITE

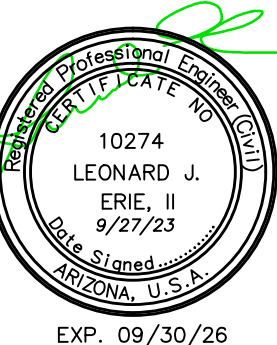


LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS AND CITY'S SPECIFICATIONS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRE CITY APPROVAL.
- PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL LANDSCAPE PROJECTS REQUIRING CITY MAINTENANCE OR WITHIN THE CITY RIGHT-OF-WAY SHALL BE INSPECTED FOR THE FOLLOWING:
 - PLANT LOCATIONS: THESE LOCATIONS SHALL BE STAKED IN THE FIELD WITH IDENTIFICATION AS TO TREES OR SHRUBS; OR HOLES FOR THE PLANT MATERIALS MAY BE DUG WITH IDENTIFICATION OF PLANT TYPE. USE OF THIS METHOD DOES NOT RELIEVE THE CONTRACTOR OF ANY PLANT RELOCATIONS MADE BY THE CITY.
 - IRRIGATION INSTALLATION: INSPECTIONS SHALL BE MADE AT THE POINT THE IRRIGATION SYSTEM IS INSTALLED. INSPECTIONS OF THE PIPE DEPTH, AUTOMATIC VALVE INSTALLATION AND EMITTER/SPRAY INSTALLATIONS WILL BE MADE.
 - SUBSTANTIAL COMPLETION: AN INSPECTION AT COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION WILL BE MADE. ANY DEFICIENCIES IN THE INSTALLATION WILL BE NOTED AND CORRECTED BY THE CONTRACTOR DURING THE MAINTENANCE PERIOD.
 - FINAL ACCEPTANCE: A FINAL INSPECTION IS REQUIRED PRIOR TO CITY ACCEPTANCE OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS. THE ABOVE INSPECTIONS REQUIRE A MINIMUM OF 48-HOURS PRIOR NOTIFICATION TO THE CITY. CALL THE EL MIRAGE DEVELOPMENT SERVICES DEPARTMENT AT (623) 876-2977 AND LEAVE A MESSAGE INCLUDING THE SUBDIVISION, LOCATION AND TYPE OF INSPECTION TO ARRANGE FOR THESE INSPECTIONS.
- SEPARATE INSPECTIONS ARE REQUIRED FOR THE ELECTRICAL CONNECTIONS. PLEASE CALL THE BUILDING SAFETY DIVISION AT (623) 876-2979 A MINIMUM OF 24-HOURS PRIOR TO ARRANGE FOR THESE INSPECTIONS.
- LANDSCAPE AND IRRIGATION, WHICH IS INSTALLED ON PRIVATE PROPERTY IN CONJUNCTION WITH A CITY APPROVED SITE PLAN, WILL BE INSPECTED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR CONFORMANCE TO THE APPROVED SITE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPING AND IRRIGATION SHOWN ON THESE PLANS, INCLUDING WITHIN THE RIGHT OF WAY ALONG THE PROJECT FRONTAGE, WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) UNLESS OTHERWISE NOTED. IF NO HOA EXISTS, THE PROPERTY OWNER SHALL BE RESPONSIBLE.
- ALL CITY MAINTAINED PROJECTS REQUIRE A 90-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE CITY.
- RIGHT-OF-WAY AND CITY MAINTAINED AREAS REQUIRE SEPARATE WATER METER CONNECTIONS. RIGHT-OF-WAY AREAS DESIGNATED FOR MAINTENANCE BY THE ADJACENT PROPERTY OWNERS FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY DEVELOPMENTS SHALL HAVE THE RIGHT-OF-WAY IRRIGATION ISOLATED OR SEPARATED FROM THE ON-SITE IRRIGATION SYSTEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, COST AND REQUIRED PERMIT FEES FOR THE WATER METER(S) DESIGNATED TO SERVE THE IRRIGATION SYSTEM.
- ALL PLANTINGS AT MATURITY SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE AROUND ALL FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
- PLANTINGS SHALL NOT INTERFERE WITH ANY TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 30' WITHIN ANY SIGHT DISTANCE TRIANGLES.
- INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM INCLUDING ADDITION OF GROUND PLANT MATERIALS SHALL NOT IMPEDE THE FLOW OF DESIGNED DRAINAGE FACILITIES NOR DECREASE THE DESIGN VOLUME OF ANY DETENTION/RETENTION BASINS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LANDSCAPE AND IRRIGATION INSTALLATION.
- ALL TREES SHALL MAINTAIN A MINIMUM OF 6'-0" CLEARANCE FROM ANY CITY WATER OR SEWER LINE AND A MINIMUM OF 5'-0" CLEARANCE FROM ANY CITY SIDEWALK AND CURB. ALL PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE FROM ANY SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
- A SWALE A MINIMUM OF 6" IN DEPTH SHALL BE PROVIDED IN ALL LANDSCAPE AREAS WITHIN THE CITY RIGHT-OF-WAY TO PROMOTE WATER HARVESTING.
- ALL PLANTING AREAS (EXCEPT TURF AREAS) TO BE MAINTAINED BY THE CITY SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE BY A LICENSED APPLICATOR PRIOR TO AND AFTER THE PLACEMENT OF THE DECOMPOSED GRANITE, RIVER ROCK, ETC. APPLICATION DOCUMENTATION WILL BE REQUIRED PRIOR TO ACCEPTANCE OF THE LANDSCAPING BY THE CITY.
- AS-BUILT DRAWINGS OF THE LANDSCAPE AND IRRIGATION SYSTEM ARE REQUIRED PRIOR TO ACCEPTANCE BY THE CITY AND FOR PROJECTS WITHIN THE CITY RIGHT-OF-WAY OR CITY OWNED PROPERTY. THE AS-BUILT DRAWINGS SHALL SHOW THE LOCATIONS OF ALL PLANTINGS AND THE DIMENSIONS TO FIXED POINTS OF ALL IRRIGATION EQUIPMENT, PIPING, ETC. THE AS-BUILT DRAWINGS MUST BE SUBMITTED ON A CD THAT CONTAINS PDFs OF ALL PLAN SHEETS.

PHOENIX DOOR, INC.
TASK 11: LANDSCAPE PLAN

1981 - 2021
40 YEARS OF EXCELLENCE
ERIE & ASSOCIATES



Exp: 09/30/26

ERIE & ASSOCIATES, INC.
3120 NORTH 24th STREET
PHOENIX, ARIZONA 85016
(602) 954-6399

JOB NO. 2245.02
DATE: 09/27/2023
SCALE: 1"=30'
DRAWN: J.A.L.
DESIGN: L.J.E.
CHECKED: L.J.E.
SHEET NO.