

C:\Users\hbecerra\Documents\941_624 N Ironwood Dr_ CENTRAL_nbecerra\T08KV.rvt

4/26/2024 10:54:52 AM

CGP CONSTRUCTION OFFICE & WAREHOUSE

624 N IRONWOOD DR., APACHE JUNCTION, AZ 85120

City of Apache Junction
REVIEWED FOR PLANNING
& ZONING COMPLIANCE
08/08/2024 Erika Hernandez

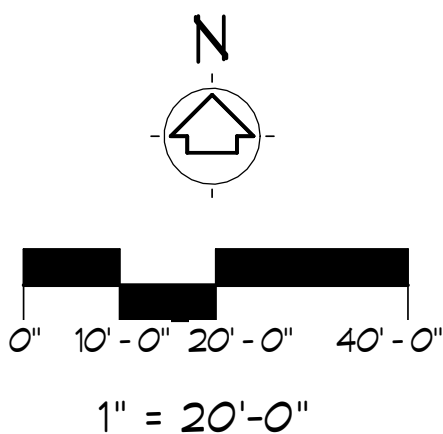
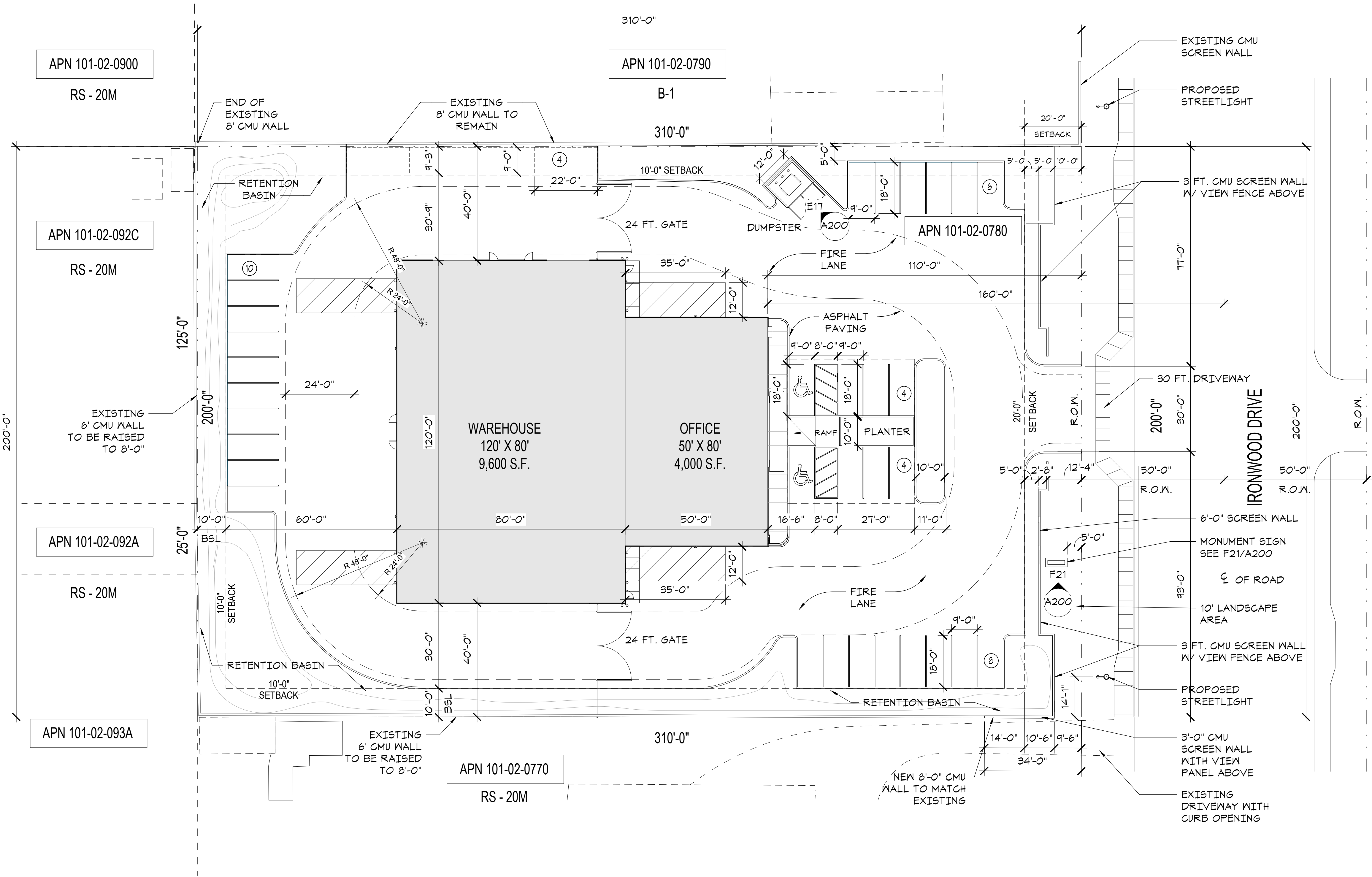


N17	MAP-VICINITY
12" = 1'-0"	

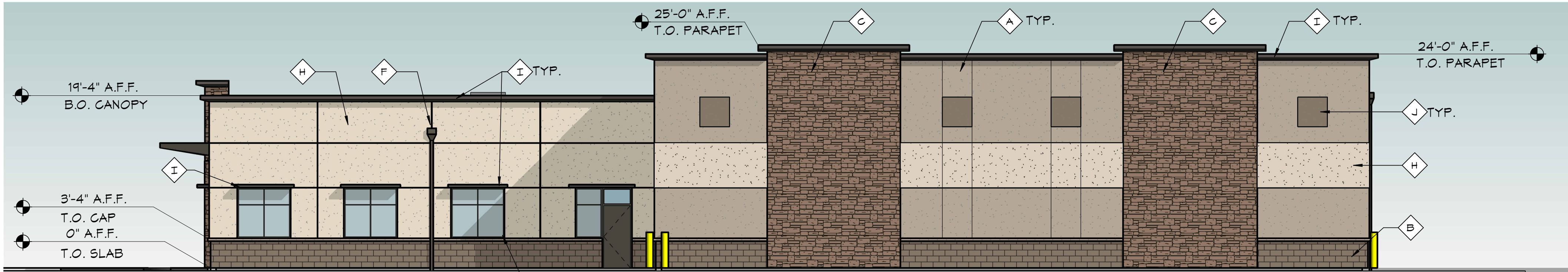
SITE DATA TABLE

PARCEL NO.:	101-02-0780
TOTAL LAND AREA:	1.42 AC (62,000 SF)
EXISTING ZONING:	B-1, RS-20M
PROPOSED ZONING:	B-1
SETBACKS:	20' / 10' / 10'
GROSS FLOOR AREA:	13,6000 SF
BUILDING HEIGHT:	24'
LIGHTING ZONE:	
REQUIRED PARKING:	
NEW OFFICE 1 SPACE / 300 @ 4,000 S.F.	= 14 SPACES
NEW WAREHOUSE 1 SPACE / 1,000 @ 9,600 S.F.	= 10 SPACES
TOTAL SPACES REQUIRED:	24
TOTAL SPACES PROVIDED:	36
ACCESSIBLE SPACES REQUIRED:	2
ACCESSIBLE SPACES PROVIDED:	2
IMPERVIOUS SURFACE EXISTING:	0
IMPERVIOUS SURFACE PROPOSED:	EXCLUDE RETENTION

FLOOD PLAIN:
THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE 'X' DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.", AS PER FLOOD INSURANCE RATE MAP NO. 04021C0015E, EFFECTIVE DECEMBER 4, 2007.

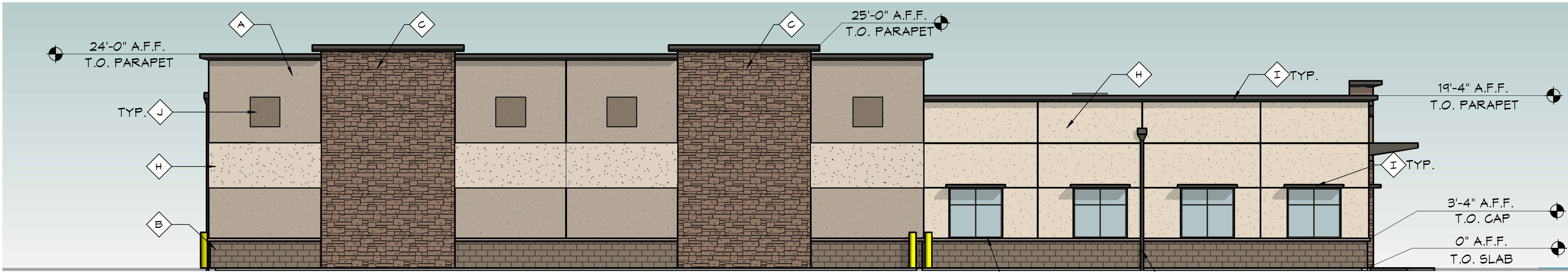


#	REVISIONS / SUBMISSIONS	DATE
CGP CONSTRUCTION		
OFFICE & WAREHOUSE		
624 N IRONWOOD DR, APACHE JUNCTION, AZ 85120		
		
1635 N Greenfield Rd, Suite 144, Mesa, AZ 85205 P 480.830.3838 www.emc2architects.com		
DRAWING TITLE:		
SITE DEVELOPMENT PLAN		
	DESIGNED BY:	PROJECT NO.
	Drawn By:	17923941
	Author	SCALE:
	CHECKED BY:	As Indicated
	DATE:	DRAWING NO.
	-	SD01
DATA FILE:		



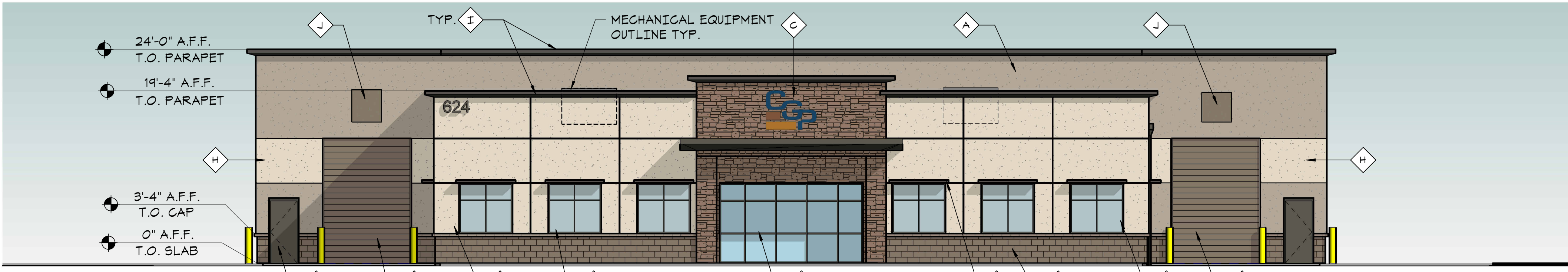
N1 NORTH ELEVATION

1/8" = 1'-0"



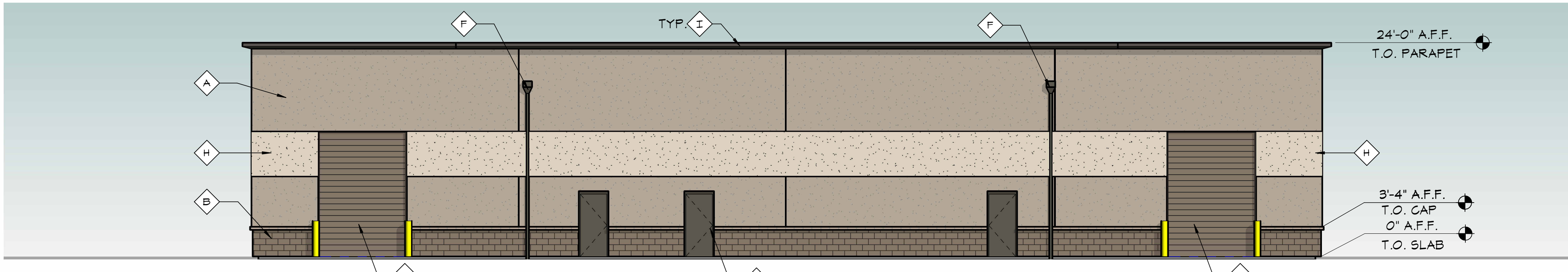
J1 SOUTH ELEVATION

1/8" = 1'-0"



E1 EAST ELEVATION

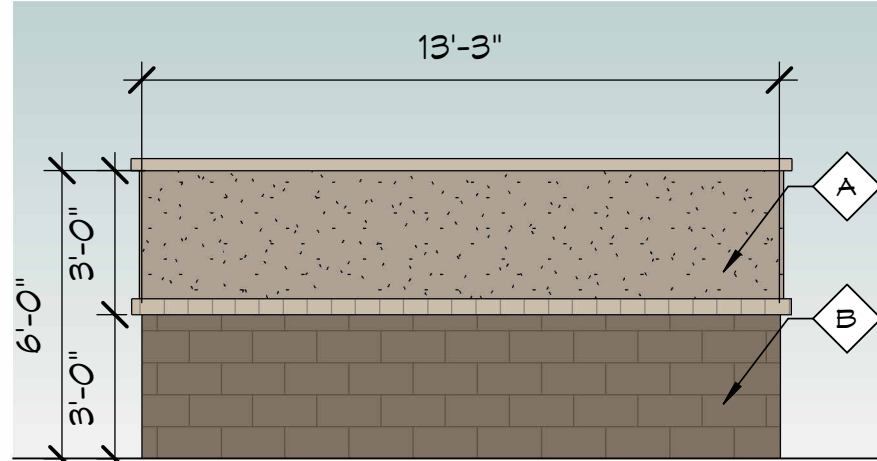
1/8" = 1'-0"



A1 WEST ELEVATION

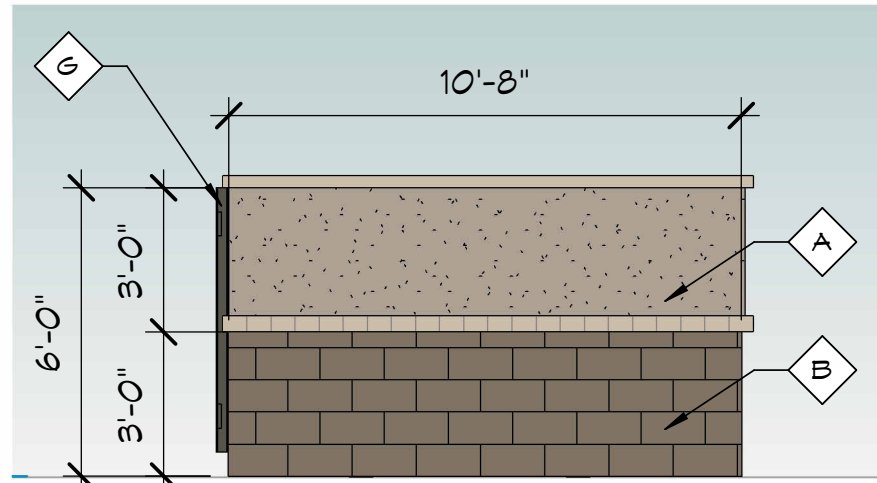
1/8" = 1'-0"

City of Apache Junction
REVIEWED FOR PLANNING
& ZONING COMPLIANCE
07/16/2024: Erika Hernandez



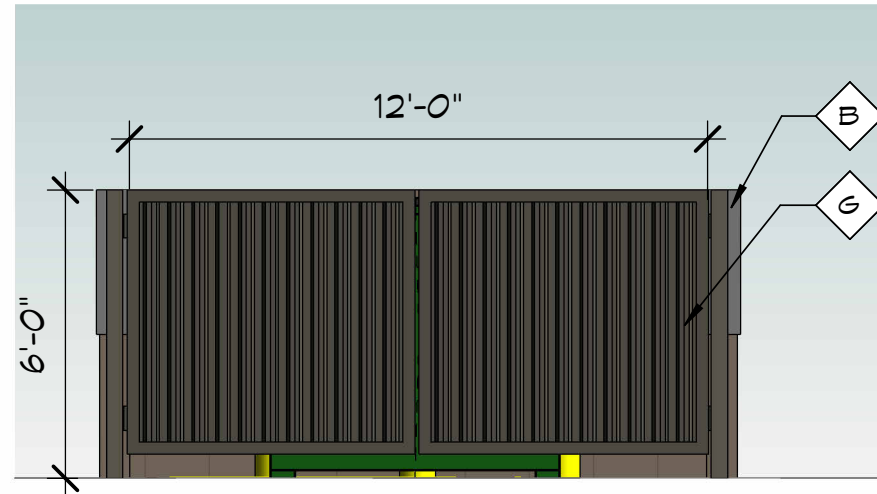
N17 TRASH ENCLOSURE - REAR

1/4" = 1'-0"



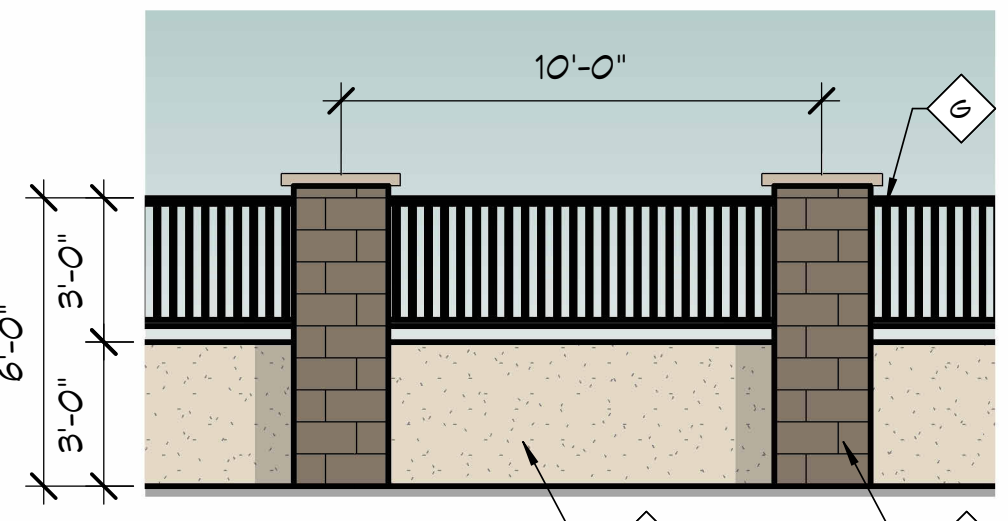
J17 TRASH ENCLOSURE - SIDE TYP.

1/4" = 1'-0"



E17 TRASH ENCLOSURE - FRONT

1/4" = 1'-0"



A17 SCREEN WALL W/ VIEW FENCE

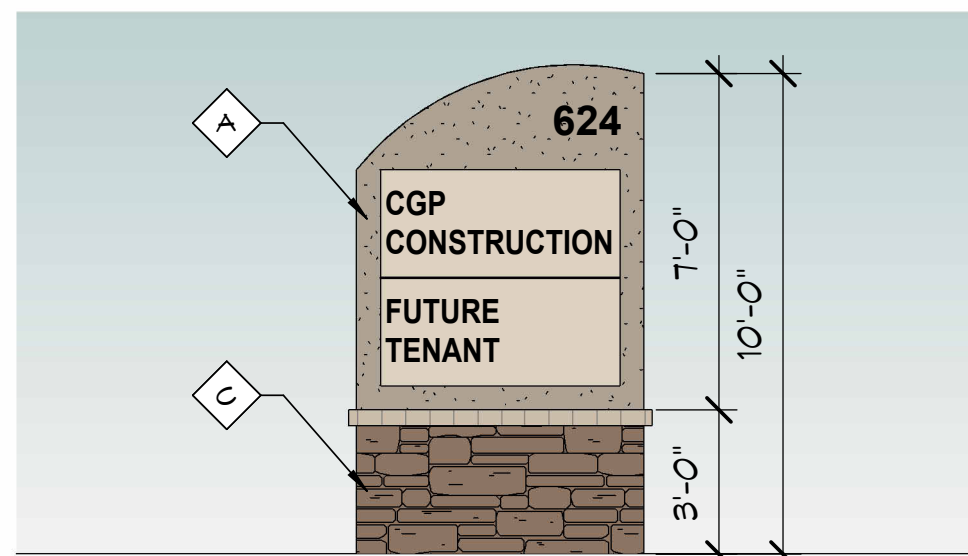
1/4" = 1'-0"

MATERIALS

- A** STUCCO
MFR: SHERWIN WILLIAMS
COLOR: SW0091, MORRIS ROOM GREY
- B** MAINSCOT
SPLIT-FACE CMU
MFR: SHERWIN WILLIAMS
COLOR: SW0030, LIBRARY PENTER
- C** STONE
MFR: ELDORADO STONE
COLOR: MADRONA
- D** HOLLOW METAL WINDOW & DOOR FRAMES
MFR: SHERWIN WILLIAMS
COLOR: SW2846, ROYCROFT BRONZE GREEN
- E** METAL ROLL-UP DOORS
MFR: SHERWIN WILLIAMS
COLOR: SW0030, LIBRARY PENTER
- F** PRE-FINISHED METAL FASCIA, GUTTER, SCUPPER, DOWNSPOUT
MFR: SHERWIN WILLIAMS
COLOR: SW2846, ROYCROFT BRONZE GREEN
- G** METAL FENCE
MFR: SHERWIN WILLIAMS
COLOR: SW2846, ROYCROFT BRONZE GREEN
- H** STUCCO
MFR: SHERWIN WILLIAMS
COLOR: SW7531, CANVAS TAN
- I** DOOR & WINDOW CANOPIES, CORNICE
MFR: SHERWIN WILLIAMS
COLOR: SW7040, URBANE BRONZE
- J** STUCCO
MFR: SHERWIN WILLIAMS
COLOR: SW0030, LIBRARY PENTER

GENERAL NOTES

- A. SOME BUILDING ELEMENTS MAY NOT BE SHOWN ON THESE ELEVATIONS & SECTIONS, FOR CLARITY REFER TO ALL PLANS FOR ADDITIONAL INFORMATION.
- B. ALL EXTERIOR BUILDINGS TO RECEIVE NEW PAINT FINISH, THIS INCLUDES: WALLS, DOORS, FRAMES, WINDOW FRAMES, RAILS, GRILLES, PIPES ETC.
- C. PROVIDE EXPANSION JOINTS WHERE BUILDING WALLS MEET DIFFERENT BUILDING MATERIALS AND WHERE BUILDING MEETS CONCRETE PAVEMENT.
- D. SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING AND SPECIAL SYSTEMS FIXTURES THAT ARE TO BE ATTACHED TO THE BUILDING.



F21 MONUMENT SIGN

1/4" = 1'-0"

OFFICE & WAREHOUSE

624 N IRONWOOD DR, APACHE JUNCTION, AZ 85120



EXTERIOR ELEVATIONS

	DESIGNED BY: Designer	PROJECT NO. 17923941
	DRAWN BY: Author	SCALE: As Indicated
	CHECKED BY: Checker	DRAWING NO.
	DATE: -	
DATA FILE:		A200



ENTRY VIEW



PRE-FINISHED METAL FASCIAS, GUTTERS, SCUPPERS, DOWNSPOUTS

MFR: SHERWIN WILLIAMS
COLOR: SW2846, ROYCROFT BRONZE GREEN



METAL ROLL-UP DOORS (PAINT)

MFR: SHERWIN WILLIAMS
COLOR: SW0038, LIBRARY PEWTER



DOOR/WINDOW CANOPIES & CORNICE (PAINT)

MFR: SHERWIN WILLIAMS
COLOR: SW7048, URBANE BRONZE



STUCCO (ACCENT PAINT)

MFR: SHERWIN WILLIAMS
COLOR: SW0038, LIBRARY PEWTER



STONE

MFR: EL DORADO STONE
COLOR: MADRONA



SPLIT-FACE CMU WAINSCOT (PAINT)

MFR: SHERWIN WILLIAMS
COLOR: SW0038, LIBRARY PEWTER



STUCCO (PAINT)

MFR: SHERWIN WILLIAMS
COLOR: SW0037, MORRIS ROOM GREY

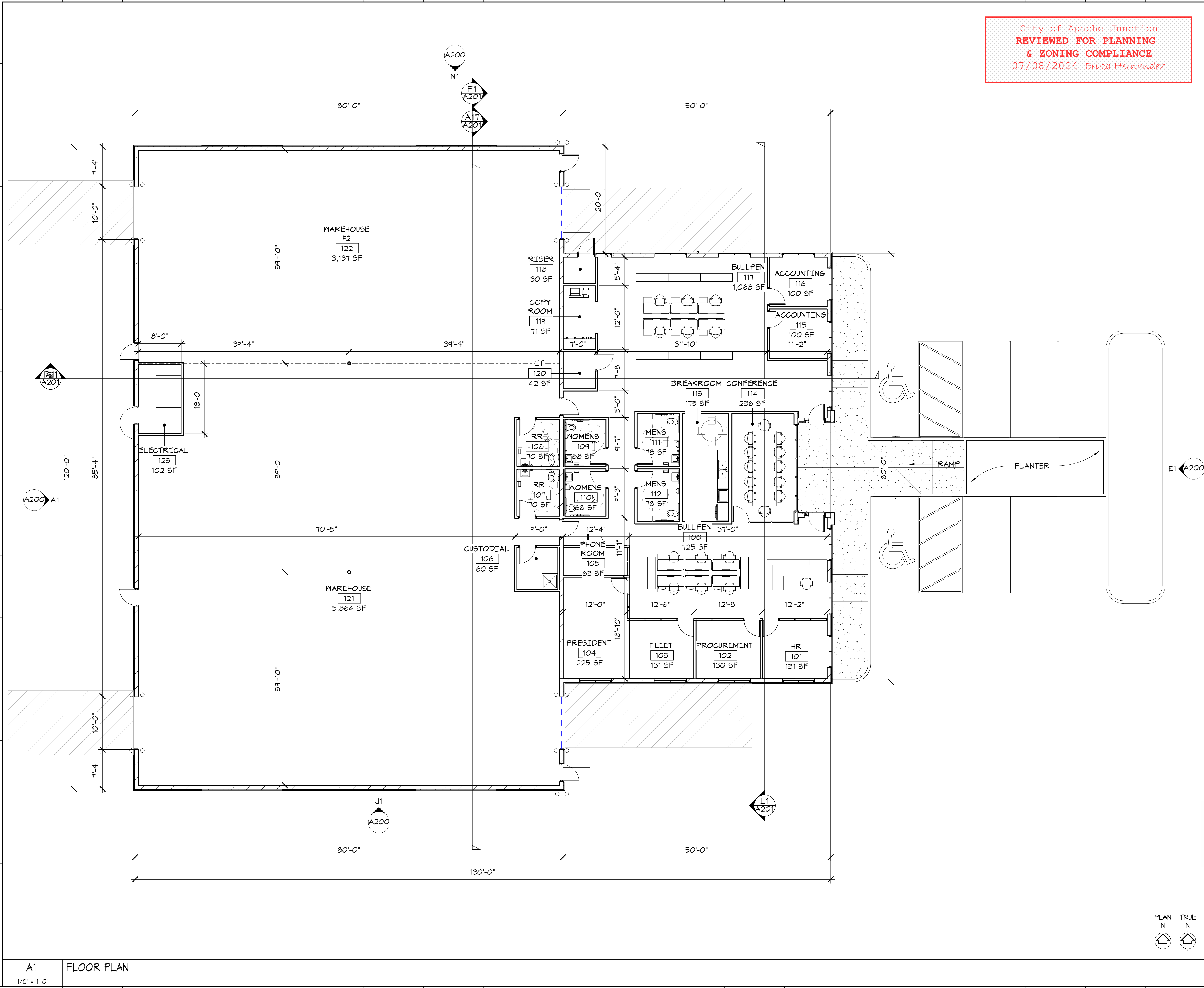


STUCCO (ACCENT PAINT)

MFR: SHERWIN WILLIAMS
COLOR: SW7531, CANVAS TAN

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KEYNOTES

1. -

GENERAL NOTES

A. -

#	REVISIONS / SUBMISSIONS	DATE
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CCP CONSTRUCTION

OFFICE & WAREHOUSE

624 N IRONWOOD DR, APACHE JUNCTION, AZ 85120



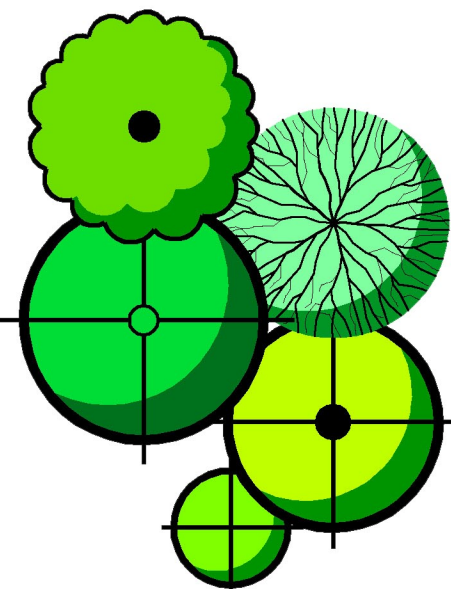
1635 N Greenfield Rd, Suite 144, Mesa, AZ 85205 P 480.830.3838 www.emc2architects.com

DRAWING TITLE:

FLOOR PLAN

	DESIGNED BY:	PROJECT NO.
	Designer	17923941
	DRAWN BY:	SCALE:
	Author	As indicated
	CHECKED BY:	DRAWING NO.
	Checker	A100
	DATE:	
	-	
	DATA FILE:	

City of Apache Junction
REVIEWED FOR PLANNING
& ZONING COMPLIANCE
07/08/2024: Erika Hernandez

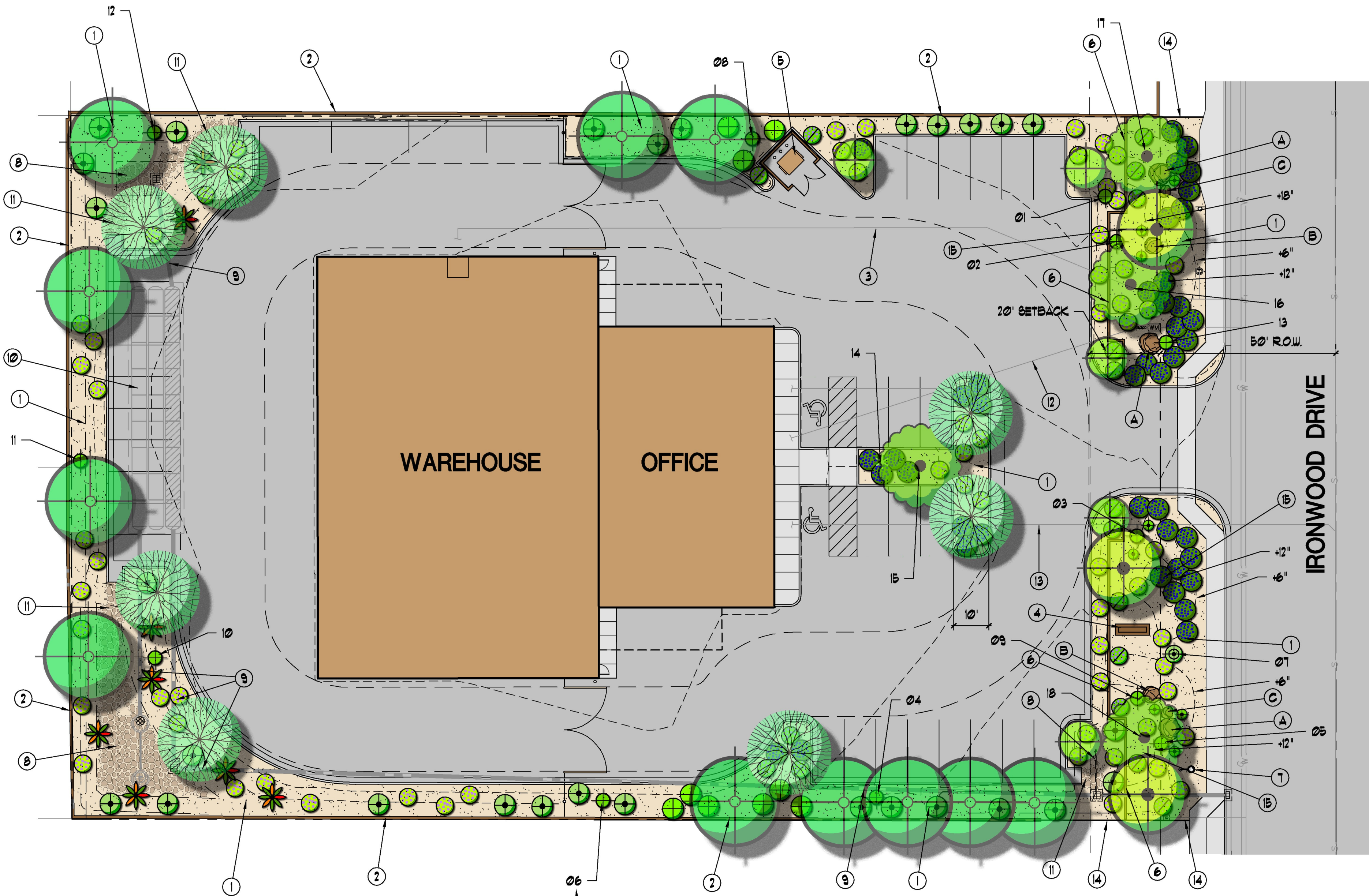


PLANT SCHEDULE:

SALVAGED TREE	RELOCATED FROM ON SITE SEE INVENTORY/SALVAGE PLAN	4 TOTAL
CERCIDIA FLORIDA	24" BOX	7 TOTAL
BLUE PALM VERDE	10' HT, 4.5" SP, 2" CAL.	
EBENOPSIS EBANO	24" BOX	11 TOTAL
TEXAS EBONY	5' HT, 4" SP, MULTI	
PROSOPIS VELUTINA	24" BOX	3 TOTAL
NATIVE MESQUITE	9' HT, 4.5" SP, 2" CAL.	
CAESALPINIA GACALACO	7' HT, 2.5" SP, 1" CAL.	5 TOTAL
CASCALOTE 'SMOOTHIE'	TREE FORM, STD.	
SALVAGED SAGUARO	FROM ON-SITE	12 TOTAL
CARNEGIANA GIGANTEA	SEE INVENTORY/SALVAGE PLAN	
SALVAGED OCOTILLO	FROM ON-SITE	1 TOTAL
FOQUIERA SPLENDENS	SEE INVENTORY/SALVAGE PLAN	
SALVAGED ORGAN PIPE CACTUS	FROM ON-SITE (#14)	1 TOTAL
STENOCEPHALUS THUNBERGERI	SEE INVENTORY/SALVAGE PLAN	
CAESALPINIA FULCHERRIMA	5 GALLON	8 TOTAL
RED BIRD OF PARADISE		
LEUCOPHYLLUM LANGMANIAE	5 GALLON	64 TOTAL
RIO BRAVO SAGE	FULL, PAST CAN	
FEROCACTUS	16" SIZE	8 TOTAL
BARREL CACTUS		
RUPELLIA BRITTONIANA CALIFORNICA	5 GALLON	17 TOTAL
RUPELLIA	FULL, PAST CAN	
CASSIA STURTI	5 GALLON	9 TOTAL
GREEN DESERT CASSIA	FULL, PAST CAN	
SIMMONDSIA CHINENSIS "VISTA"	5 GALLON	28 TOTAL
COMPACT JOJOBA	FULL, PAST CAN	
LANTANA SELLOWIANA "TP"	5 GALLON	42 TOTAL
TRAILING PURPLE LANTANA	FULL, PAST CAN	
DECOMPOSED GRANITE	1/2" SCREENED	14,450 SF.
"MADISON GOLD"	2" DEPTH	
GRANITE COBBLE	3"-6" DIAMETER	1,180 SF.
"MADISON GOLD"	12" DEPTH	

BOULDER SCHEDULE:

- (A) 4'x4'x3" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 12")
(B) 3'x3'x30" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 12")
(C) 2'x2'x18" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 6")



NUMBER CORRESPONDS TO PLANT/CACTI
NUMBER ON INVENTORY/SALVAGE PLAN

Preliminary
Landscape Plan
Scale 1:20



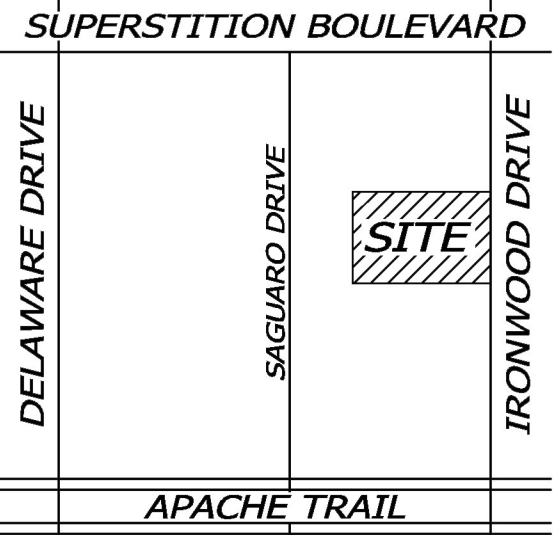
PLAN KEY NOTES:

- INSTALL 2" DEEP, 1/2" SCREENED "MADISON GOLD" DECOMPOSED GRANITE THRU-OUT PLANTING AREA
- EXISTING 6" CMU WALL TO REMAIN (RAISED TO 8" HT.)
- FIRE LINE PER CIVIL DUGS.
- MONUMENT SIGN (SEE ARCH. DUGS.)
- TRASH RECEPTACLE ENCLOSURE (SEE ARCH. DUGS.)
- NEW 40" HIGH SCREEN WALL (SEE ARCH. DUGS.)
- STREET LIGHT
- RETENTION BASIN PER CIVIL DUGS.
- UNDERGROUND STORM PIPE PER CIVIL DUGS.
- UNDERGROUND RETENTION PER CIVIL DUGS.
- 12" DEEP, 3'-6" DIA. "MADISON GOLD" GRANITE COBBLE
- WATER LINE PER CIVIL DUGS.
- SEWER LINE PER CIVIL DUGS.
- INSTALL 6'x6' CONCRETE HEADER
- MOUNDING PER GRADES SHOWN ON PLAN

NOTE:

ALL SHRUBS, PLANTS, AND BUSHES SHALL BE LOCATED A MINIMUM OF THIRTY-SIX INCHES (36") FROM ALL PUBLIC STREETLIGHTS, TRAFFIC SIGNAL POLES, TRAFFIC SIGNAL CABINETS, AND PULL BOXES IN THE RIGHT-OF-WAY.

ALL TREES, CACTI, GROUNDCOVER, AND CREEPING/VINING PLANTS SHALL BE LOCATED A MINIMUM OF TWENTY (20) FEET FROM OUTSIDE BASE OF THE TREE/PLANT TO ALL PUBLIC STREETLIGHTS, TRAFFIC SIGNAL POLES, TRAFFIC SIGNAL CABINETS, AND PULL BOXES IN THE RIGHT-OF-WAY.



Vicinity Map



phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4916 S. Quiet Way
Gilbert, Arizona 85298
(480) 246-9681
mail@ryanassociatesonline.net

#	REVISIONS / SUBMISSIONS	DATE

G&P CONSTRUCTION

OFFICE & WAREHOUSE

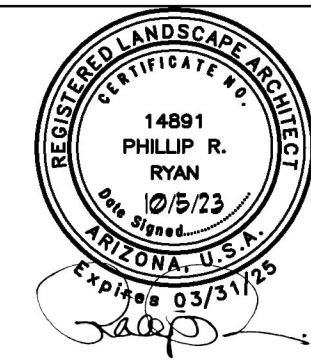
APACHE JUNCTION, AZ 85120



1635 N Greenfield Rd, Suite 144, Mesa, AZ 85205 P 480.830.3838 www.emc2architects.com

DRAWING TITLE:

PRELIMINARY LANDSCAPE PLAN



DESIGNED BY:
PRR
DRAWN BY:
DLR
CHECKED BY:
PRR
DATE:
10/5/23
DATA FILE:

PROJECT NO.
17923941
SCALE:
1" = 20'-0"
DRAWING NO.
L-1

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF APACHE JUNCTION POINT NO.: 102, BEING A 3" SALT RIVER PROJECT BRASS CAP FLUSH, LOCATED AT THE SOUTHEAST CORNER OF APACHE TRAIL & IRONWOOD DRIVE ON THE SOUTH EDGE OF CONCRETE, HAVING AN ELEVATION OF 1685.771', NAVD 88.

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF SUPERSTITION BOULEVARD, ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, USING A BEARING OF NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST PER THE AMENDED PLAT OF "NEWTON" IN BOOK 5 OF MAPS, PAGE 23A, RECORDS OF PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION

LOTS 23 & 24, NEWTON, ACCORDING TO BOOK 5 OF MAPS, PAGE 23 & AMENDED IN BOOK 5 OF MAPS, PAGE 23A, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT THE EAST 17 FEET OF LOTS 23 & 24, NEWTON, ACCORDING TO BOOK 5 OF MAPS, PAGE 23 & AMENDED IN BOOK 5 OF MAPS, PAGE 23A, RECORDS OF PINAL COUNTY, ARIZONA AS CONVEYED TO THE CITY OF APACHE JUNCTION IN RECORDING NO. 1999-010465.

ABBREVIATIONS AND LEGENDS

- FL FLOW LINE
FF FINISHED FLOOR
TC TOP OF CURB
NG NATURAL GROUND
P PAVEMENT
C CONCRETE
RIM TOP OF RIM
INV INVERT ELEVATION
TOP TOP OF PIPE
HT. HEIGHT
A.P.N. ASSESSORS PARCEL NUMBER
P.C.R. PINAL COUNTY RECORDS
R/W RIGHT OF WAY
BK. BOOK
PG. PAGE
(TYP.) TYPICAL
(R) RECORD PER DESCRIPTION
(M) MEASURED
- BOUNDARY LINE
CENTER LINE OR MONUMENT LINE
CONCRETE SURFACE
24 INCH VERTICAL CURB & GUTTER
24 INCH ROLLED CURB
6 INCH CONCRETE CURB
INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
FENCE
OVERHEAD ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND SEWER LINE
UNDERGROUND WATER LINE
- SET 3" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137"
SET 3" REBAR WITH ALUMINUM CAP WITNESS CORNER STAMPED "KLEIN 42137 WC" (0.5' SOUTH)
SET NAIL IN WASHER STAMPED "KLEIN 42137"
FOUND 3" REBAR WITH NO IDENTIFICATION SET ALUMINUM CAP STAMPED "KLEIN 42137"
FOUND 3" REBAR WITH YELLOW PLASTIC CAP STAMPED "KLEIN 42137"
MONUMENT FOUND AS NOTED
CALCULATED POSITION NO MONUMENT FOUND OR SET
SCHEDULE B ITEM

RETENTION CALCULATIONS

REQUIRED RETENTION FOR 10YR-24HR STORM EVENT

$VR = 1.1 * 0.2 * (C_{post} - C_{pre}) * A$
VR = RETENTION VOLUME REQUIRED (CUBIC FEET)
1.1 = AN ADDITIONAL 10% OF RETAINED VOLUME TO ACCOUNT FOR LOSSES DUE TO SEDIMENTATION, WEED GROWTH AND THE LIKE
0.2 FT = 10-YEAR, 24 HOUR DEPTH OF RAINFALL (2.4 INCHES/12)
 C_{post} = A COEFFICIENT RELATING THE RUNOFF TO THE PROPOSED CONSTRUCTION (PER FCDMC DRAINAGE DESIGN MANUAL, VOLUME 1, TABLE 3.2)
 C_{pre} = A COEFFICIENT RELATING THE RUNOFF TO RAINFALL FOR THE EXISTING CONDITION (PER FCDMC DRAINAGE DESIGN MANUAL, VOLUME 1, TABLE 3.2)
A = DRAINAGE AREA, INCLUDING 1.2 OF ALL ADJUTING STREETS (SQUARE FEET)

$V_{REQD} = 1.1 * 0.2 \text{ FT} * (0.75 - 0.50) * 61,971 \text{ SF}$
 $V_{REQD} = 3,969 \text{ CF}$

TOTAL PROVIDED RETENTION

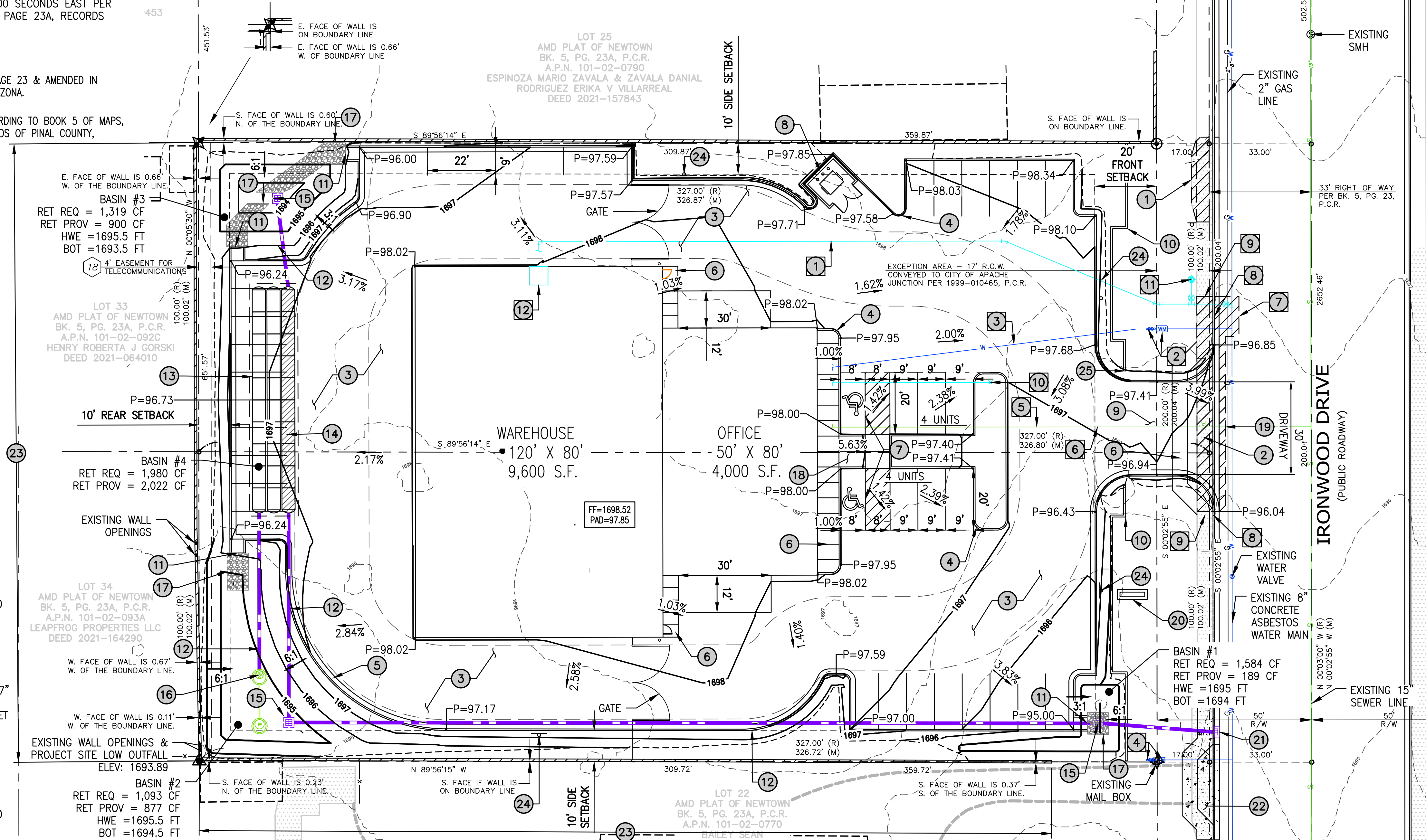
$V_{PROV} = \text{UNDERGROUND RETENTION} + \text{SURFACE RETENTION}$
 $= 2,247 \text{ CF} + 900 \text{ CF} + 877 \text{ CF} + 203 \text{ CF}$
 $= 4,226 \text{ CF} > 3,969 \text{ CF}$

FLOOD DESIGNATION

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.", AS PER FLOOD INSURANCE RATE MAP NO. 04021C0015E, EFFECTIVE DECEMBER 4, 2007.

PRELIMINARY GRADING AND DRAINAGE FOR
IRONWOOD WAREHOUSE

624 N IRONWOOD DR
APACHE JUNCTION, ARIZONA 85120



CONSTRUCTION NOTES

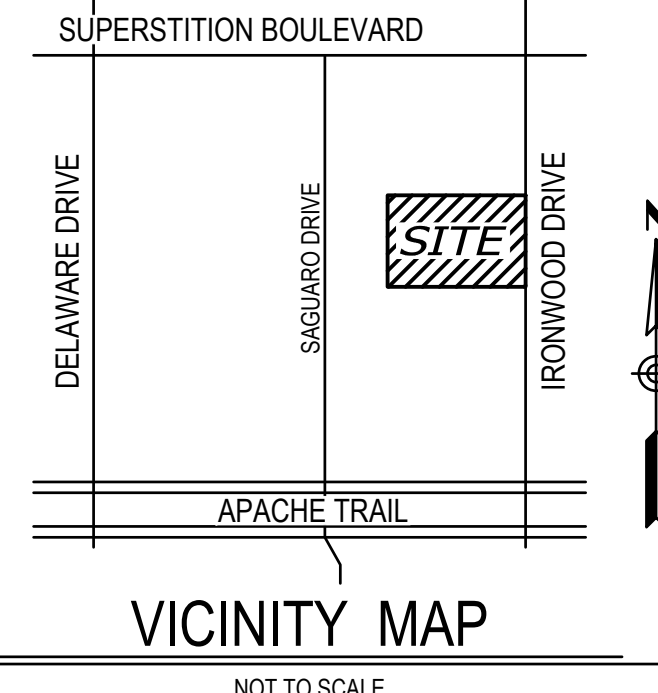
- REMOVE DRIVEWAY ENTIRELY & REPLACE WITH VERTICAL CURB & GUTTER & SIDEWALK PER MAG STD DTL 230
- SAWCUT, REMOVE CURB, GUTTER AND SIDEWALK
- CONSTRUCT AC OVER ABC PER RECOMMENDATIONS OF GEOTECHNICAL REPORT
- CONSTRUCT VERTICAL CURB PER MAG STD DTL 222
- CONSTRUCT CURB AND GUTTER PER MAG STD DTL 220-1
- CONSTRUCT SIDEWALK PER MAG STD DTL 230
- ACCESSIBLE PARKING. ALL PAVING IN THIS AREA SHALL BE MAXIMUM 2% CROSS SLOPE IN ALL DIRECTIONS. ACCESSIBLE STALL SHALL HAVE SIGNAGE PER THE CITY OF APACHE JUNCTION TITLE II AMERICANS WITH DISABILITIES ACT AND TITLE VI CIVIL RIGHTS PLAN
- CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- CONSTRUCT CONCRETE DRIVEWAY APPROACH PER MAG STD DTL 250-2, MIN 30-FT DRIVEWAY ENTRANCE WIDTH
- CONSTRUCT 40" SCREEN WALL
- 2' WIDE CURB CUT PER MAG STD DTL 226-1
- INSTALL 12" ADS STORM DRAIN PIPE
- UNDERGROUND RETENTION STORMTECH SC-740
- ISOLATOR ROW PER STORMTECH DETAILS AND SPECS

- CONSTRUCT CATCH BASIN PER MAG STD DTL 535 TYPE "F"
- DUAL CHAMBER DRY WELL
- INSTALL LOOSE, ANGULAR RIPRAP AT CURB OPENING. OVER NON-WOVEN GEO-MEMBRANE FABRIC. D50=4", 6" THICK
- CONSTRUCT ACCESSIBLE CURB RAMP
- SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT PER C.O.A.J. STD DTL 20.3, 2.5" A-12.5 OVER 3" A-19 OVER 12" ABC, OR MATCH IN KIND (WHICHEVER IS GREATER)
- MONUMENT SIGN
- CONSTRUCT CATCH BASIN PER MAG STD DTL 531 TYPE "B" FOR HALF-STREET RUNOFF
- REMOVE & REPLACE SHARED DRIVEWAY, SIDEWALK, & CURB & GUTTER TO SERVE PARCEL TO THE SOUTH ONLY PER MAG STD DTL 250-2, MIN 16-FT DRIVEWAY ENTRANCE WIDTH
- EXISTING 6' WALLS ADJACENT TO RESIDENTIAL PROPERTIES WILL BE RAISED TO 8'
- "NO PARKING FIRE LANE" SIGNS
- SEE ARCHITECTURAL PLAN FOR FIRE ACCESS GATE DETAILS

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04021C	0015	E	DEC. 4, 2007	X	N/A

WATER & SEWER NOTES

- 6" FIRELINE PIPE, 6" PVC C900 DR18, MIN 4' COVER. INCLUDE TRACER WIRE AND WARNING TAP.
- INSTALL 1" WATER SERVICE AND METER (SR II WATER METER AS SPECIFIED BY ARIZONA WATER COMPANY) WITH BACKFLOW PREVENTER PER MAG STD DTL 320 & 611-1
- INSTALL 1" TYPE "K" COPPER TUBING WATER SERVICE
- USE EXIST WATER METER AS 3/4" IRRIGATION SERVICE METER WITH BACKFLOW PREVENTER PER MAG STD DTL 611-1.
- INSTALL 6" PVC SDR35 SEWER LINE
- CONNECT TO EXISTING SEWER SERVICE LINE
- SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT PER C.O.A.J. STD DTL 20.3, 2.5" A-12.5 OVER 3" A-19 OVER 12" ABC, OR MATCH IN KIND (WHICHEVER IS GREATER)
- SAWCUT, REMOVE AND REPLACE EXISTING CURB AND GUTTER
- SAWCUT, REMOVE AND REPLACE EXISTING SIDEWALK
- PROVIDE FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT ASSEMBLY MAG STD DET 360 & 362
- FIRE RISER ROOM



CIVIL ENGINEER:

EAST VALLEY ENGINEERING RESOURCE
3125 S. BIRCH STREET
GILBERT, ARIZONA 85295
P: 602.694.2880
E: jeff@ever-civil.com
CONTACT: JEFF WIMMER

ARCHITECT:

EMC2 ARCHITECTURE
1635 N GREENFIELD RD, STE 144
MESA, ARIZONA 85205
D: 602.999.2287
E: RClutter@EMC2Group.com
CONTACT: RICHARD CLUTTER, AIA

OWNER:

CCP MAINTENANCE & CONSTRUCTION SERVICES, INC.
2830 S TERRELL
MESA, AZ 85212-2158
P: 858.454.7326
E: JIM@CCPCONSTRUCTION.COM
CONTACT: JIM ROBINSON

PROJECT DESCRIPTION

NEW OFFICE & WAREHOUSE BUILDING WITH
PARKING AND STORM WATER RETENTION,
SEWER, WATER AND FIRE SERVICE

SITE DATA:

APN: 101-02-0780
TOTAL LOT AREA: 61,971 SF OR 1.43 ACRE
APO: B-1, RS-20M MIXED ZONING ORDINANCE

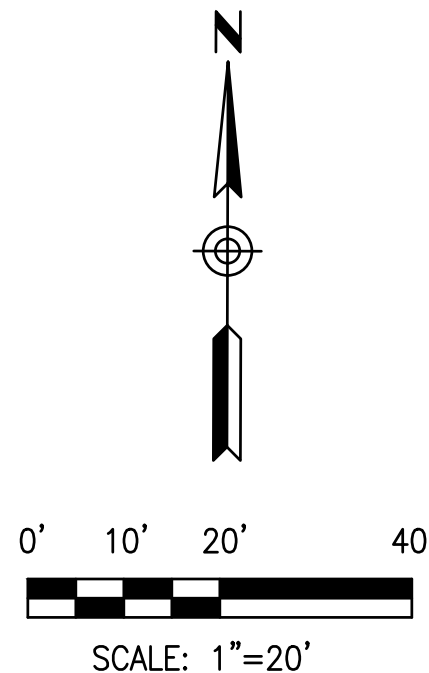
PROPOSED ZONING:

B-1
FRONT SETBACK - 20 FT
SIDE SETBACK - 10 FT
REAR SETBACK - 10 FT

EARTHWORK (RAW)

78 CY SITE CUT
219 CY TANK CUT
2,487 CY FILL
2,190 CY NET RAW FILL (IMPORT)

RAW VALUES DO NOT INCLUDE CLEARING, GRUBBING, SCRAPING, OR OTHER CONTRACTOR MEANS & METHODS OF CONSTRUCTIONS



EAST VALLEY ENGINEERING RESOURCE
EVER-ENGINEERING EXCELLENCE
3125 S. BIRCH STREET
GILBERT, ARIZONA 85295
COMMERCIAL • MULTI-FAMILY • MEDICAL • HOSPITALITY
PUBLIC • K-12 • OFFICE • RETAIL • RESIDENTIAL HOMES

REVISIONS:

1.	2.	3.	4.
1.	2.	3.	4.

IRONWOOD WAREHOUSE
OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

PRELIMINARY GRADING & DRAINAGE PLAN

DATE: APRIL 2024
PROJECT NO: 230807
SHEET NO. C1.1
SHT 01 OF 01

SCALE: 1" = 20'
TEAM LD: JLV
ENGINEER: MSP

STATUS
FOR REVIEW

ARIZONA
Professional Engineer
43854
JEFF L. WIMMER
Exp. 08/01/2026
Call 602-694-2880, Fax 602-694-2881, Email jeff@ever-civil.com

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY,
ARIZONA

NOTES

1) The basis of bearing is the monument line of Superstition Boulevard, also being the North line of the Northeast quarter of Section 19, using a bearing of North 89 degrees 55 minutes 00 seconds East, per the Amended Plat of "NEWTOWN" in Book 5 of maps, Page 23A, records of Pinal County, Arizona.

2) All title information and the description shown is based on a Commitment for Title Insurance issued by Stewart Title Guaranty Company, Commitment Number 1785944, dated August 2, 2022 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

3) There are no striped parking spaces on the subject property.

4) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.

5) According to FEMA Flood Insurance Rate Map, Map Number 04021C0015E, dated December 4, 2007, and Revised on October 16, 2012, the subject property is located in Zone X (shaded). Zone X (shaded) is defined as "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."

6) The surveyor was not provided with zoning information by the owner pursuant to Table A item 6(a) and 6(b).

7) This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.

8) At the time the field work was performed, there was no observable evidence of recent earth moving work, building construction or building additions.

9) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed changes to street right of way lines. Except as shown hereon no evidence of recent street or sidewalk construction or repairs was observed at the time of this survey.

10) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.

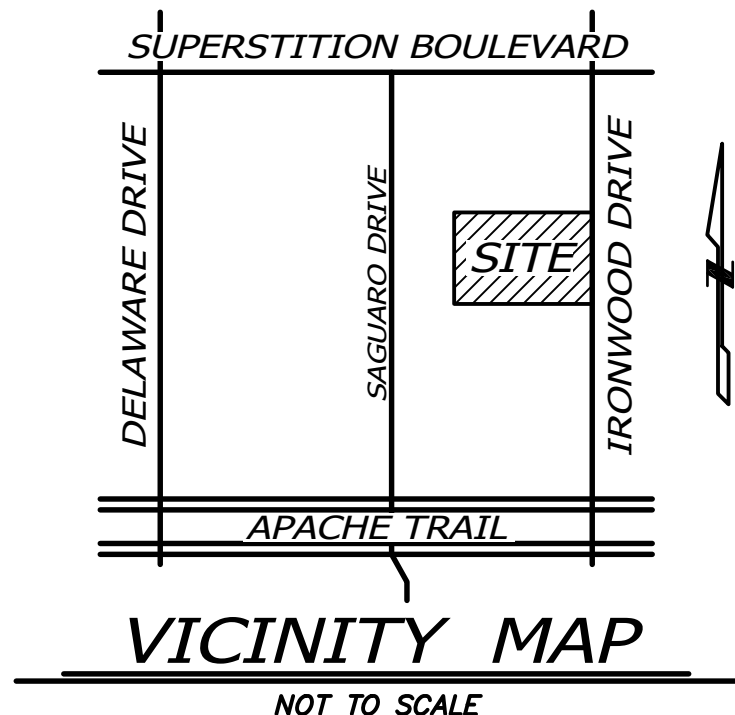
11) The subject property has direct physical access to Ironwood Drive, being an improved and open public right(s)-of-way.

12) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.

13) This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY



SCHEDULE "B" ITEMS

18 Easement for telephone and telegraph lines and rights incident thereto, as set forth in instrument recorded October 14, 1966, Docket 468, Page 261. (PLOTTED HEREON)

19 Easements, restrictions, reservations, conditions, set back lines and all other matters as set forth on the plat of Newtown, recorded in Book 5 of Maps, page 23 and in Book 5 of Maps at page 23A but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin. (NO PLOTTABLE EASEMENTS REFERENCEING SURVEYED PROPERTY ARE CREATED BY THIS DOCUMENT)

20 Restrictions relating to Residential Fireplaces imposed on said land by reason of Ordinance No. 121207-AQ1 by the Board of Supervisors of Pinal County, Arizona, recorded in Fee Number 2008-001862. (PERTAINS TO ORDINANCE NO. 121207-AQ1 REVISING RESTRICTIONS ON OUTDOOR BURNING, ON RESIDENTIAL WOOD COMBUSTION & ON OPEN BURNING PERMITS OVER TOWNSHIP 1 NORTH, RANGE 8 EAST - NOT PLOTTABLE)

AREA = 1.423 ACRES

61,971 SQ. FT.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

AMENDED PLAT OF "NEWTOWN" RECORDED IN BOOK 5, PAGE 23, PINAL COUNTY RECORDS

AMENDED PLAT OF "NEWTOWN" RECORDED IN BOOK 19, PAGE 238, PINAL COUNTY RECORDS

PLAT OF "CAYTON SUBDIVISION" RECORDED IN BOOK 5, PAGE 21, PINAL COUNTY RECORDS

PLAT OF "APACHE ADDITION ACRES" RECORDED IN BOOK 5, PAGE 32, PINAL COUNTY RECORDS

BOUNDARY SURVEY IN 2020-072332, PINAL COUNTY RECORDS

RECORD OF SURVEY IN 2017-058424, PINAL COUNTY RECORDS

RECORD OF SURVEY IN 2023-089375, PINAL COUNTY RECORDS

RESULT OF SURVEY IN 2011-087358, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1, PAGE 115, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 5, PAGE 23, PINAL COUNTY RECORDS

RECORD OF SURVEY IN BOOK 21, PAGE 208, PINAL COUNTY RECORDS

DESCRIPTION

Lots 23 and 24, NEWTOWN, according to Book 5 of Maps, Page 23 and Amended in Book 5 of Maps, Page 23A, Records of Pinal County, Arizona.

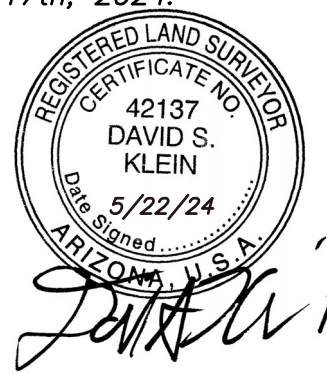
Except the East 17 Feet of Lots 23 and 24, NEWTOWN, according to Book 5 of Maps, Page 23 and Amended in Book 5 of Maps, Page 23A, Records of Pinal County, Arizona as conveyed to the City of Apache Junction in Recording No. 1999-010465.

CERTIFICATION

To: NEXBANK, its successor and/or assigns, as their interest may appear; LOREN JAMES ROBINSON; ANDREW P. LIBERTY; EMPIRE TITLE AGENCY; and STEWART TITLE GUARANTY COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 and 17 of Table A thereof. The field work was completed on May 17th, 2024.

Date of Plat or Map: May 22, 2024
David S. Klein
R.L.S. 42137



ALTA / NSPS LAND TITLE SURVEY

624 N. IRONWOOD DRIVE
APACHE JUNCTION, ARIZONA 85120

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

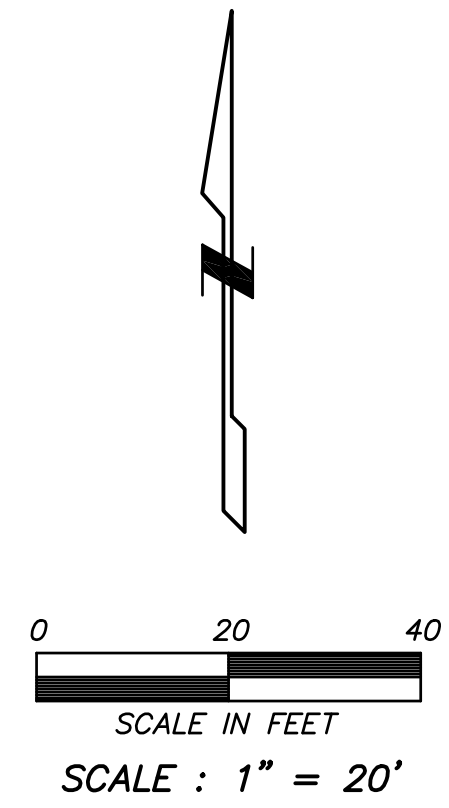
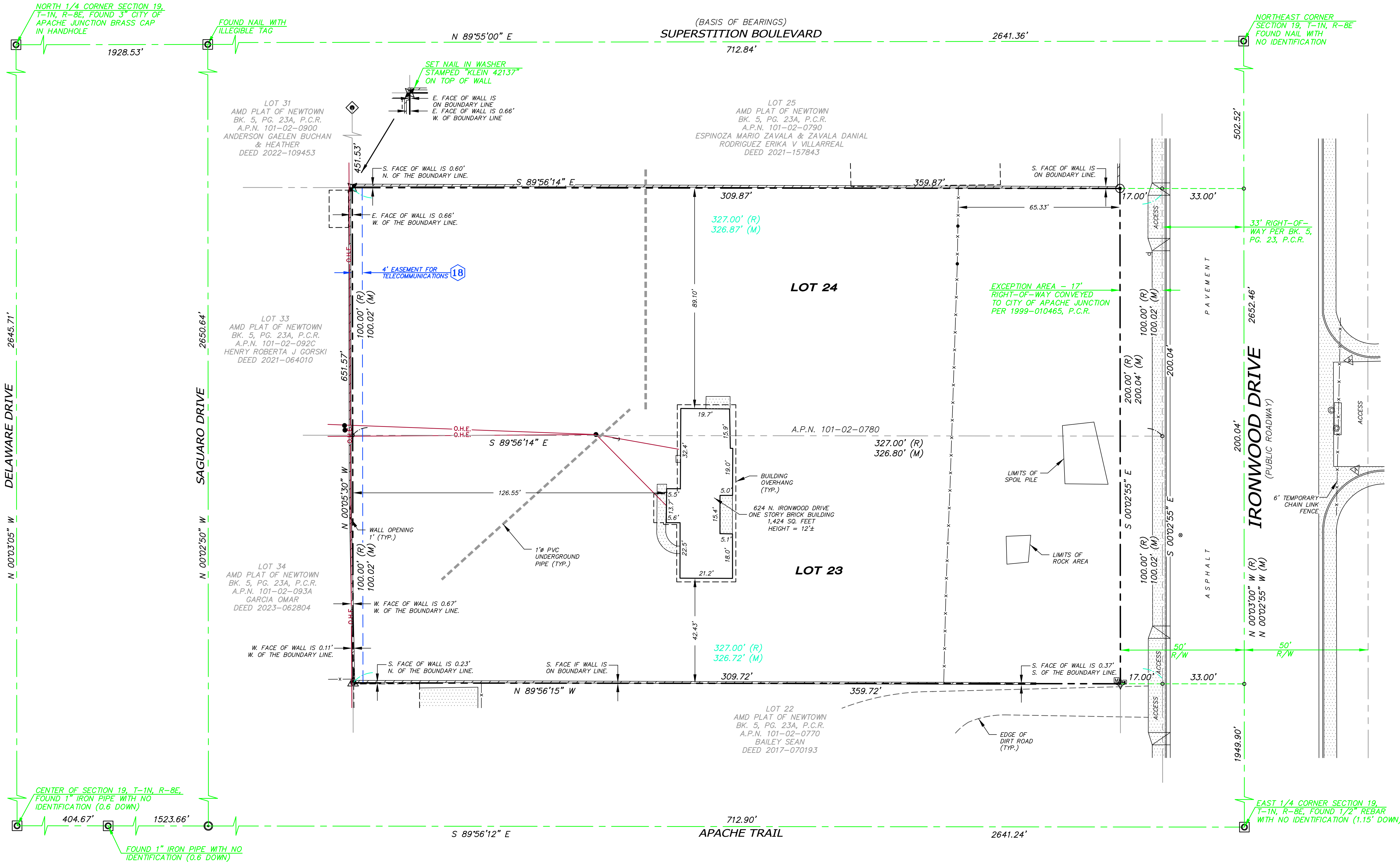
SUPERIOR
SURVEYING SERVICES, INC.

DWN: ALM CHK: DE

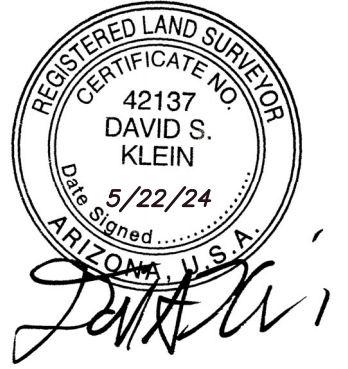
SHEET 1 OF 2

DATE: 5/22/2024

JOB: 202405018



- LEGEND**
- BOUNDARY LINE
 - CENTER LINE OR MONUMENT LINE
 - CONCRETE SURFACE
 - 24 INCH VERTICAL CURB & GUTTER
 - 24 INCH ROLLED CURB
 - 6 INCH CONCRETE CURB
 - INDICATES DRIVEWAY (MEANS OF ACCESS)
 - WALL
 - FENCE
 - OVERHEAD ELECTRIC LINE
 - FOUND NAIL IN WASHER
STAMPED "KLEIN 42137"
SET PER BK. 2023-089375, P.C.R.
 - FOUND 1/2" REBAR
WITH ALUMINUM CAP
STAMPED "KLEIN 42137"
SET PER BK. 2023-089375, P.C.R.
 - FOUND 1/2" REBAR
WITH ALUMINUM CAP
STAMPED "KLEIN 42137 WC"
(SOUTH 0.5') SET PER
BK. 2023-089375, P.C.R.
 - FOUND 1/2" REBAR
WITH ALUMINUM CAP
STAMPED "KLEIN 42137"
SET PER BK. 2023-089375, P.C.R.
 - FOUND 1/2" REBAR WITH
YELLOW PLASTIC CAP
STAMPED "LS 21778"
 - CALCULATED POSITION
NO MONUMENT FOUND OR SET
 - SCHEDULE B ITEM
 - DOWN GUY
 - GUARD POST OR GATE POST
 - MAIL BOX
 - PEDESTRIAN ACCESS RAMP
 - POWER POLE
 - SEWER MANHOLE
 - STREET SIGN
 - WATER METER
 - WATER VALVE
 - COMMUNICATIONS MANHOLE
 - ASSESSOR'S PARCEL NUMBER
 - P.C.R. FINAL COUNTY RECORDS
 - R/W RIGHT OF WAY
 - BK. BOOK
 - PG. PAGE
 - (TYP.) TYPICAL
 - (R) RECORD PER BK. 5, PG. 23A, P.C.R.
 - (M) MEASURED



REVISIONS	
DATE	DESCRIPTION

ALTA / NSPS LAND TITLE SURVEY
624 N. IRONWOOD DRIVE
APACHE JUNCTION, ARIZONA 85120

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: ALM CHK: DB
SHEET 2 OF 2
DATE: 5/22/2024
JOB: 202405018