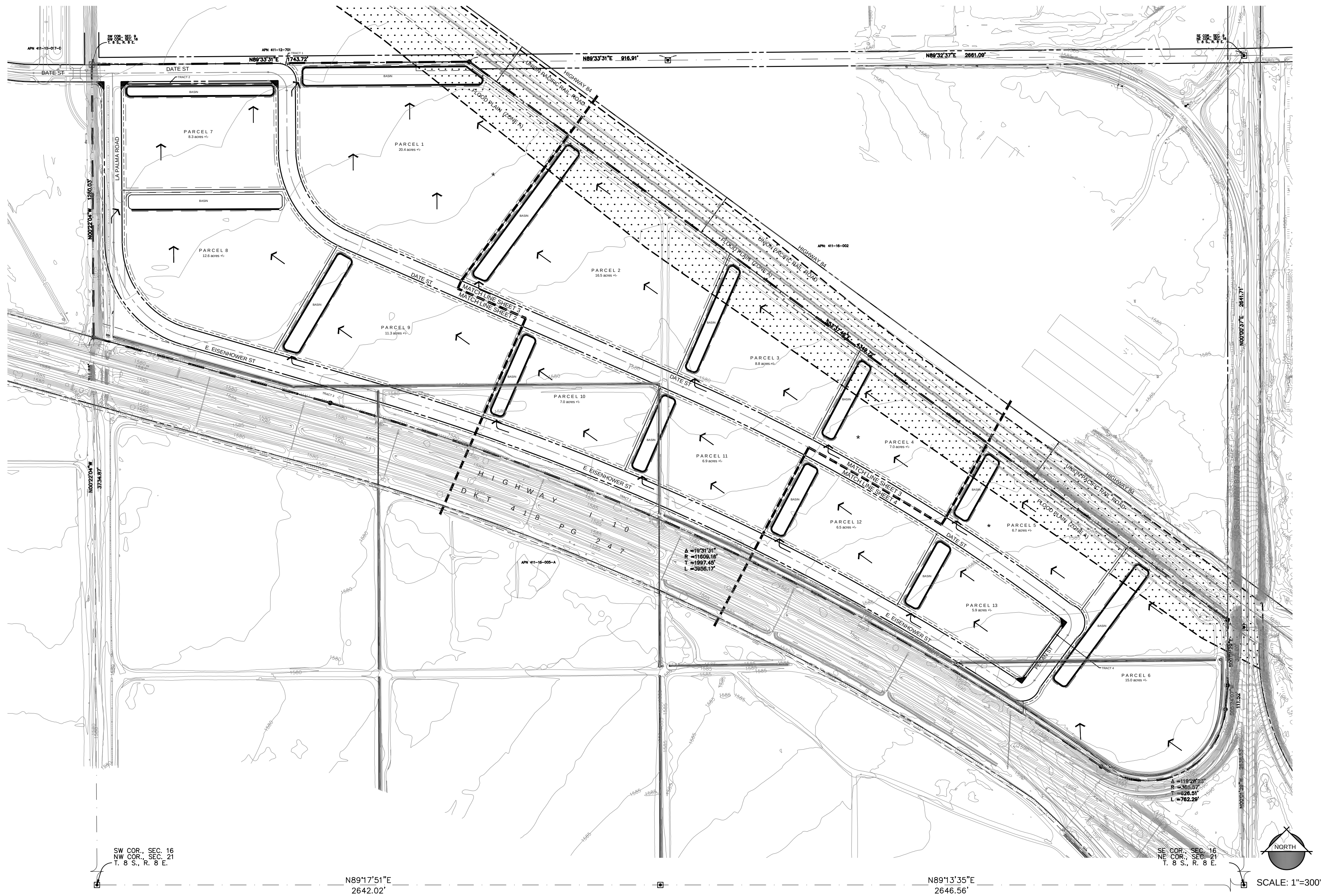
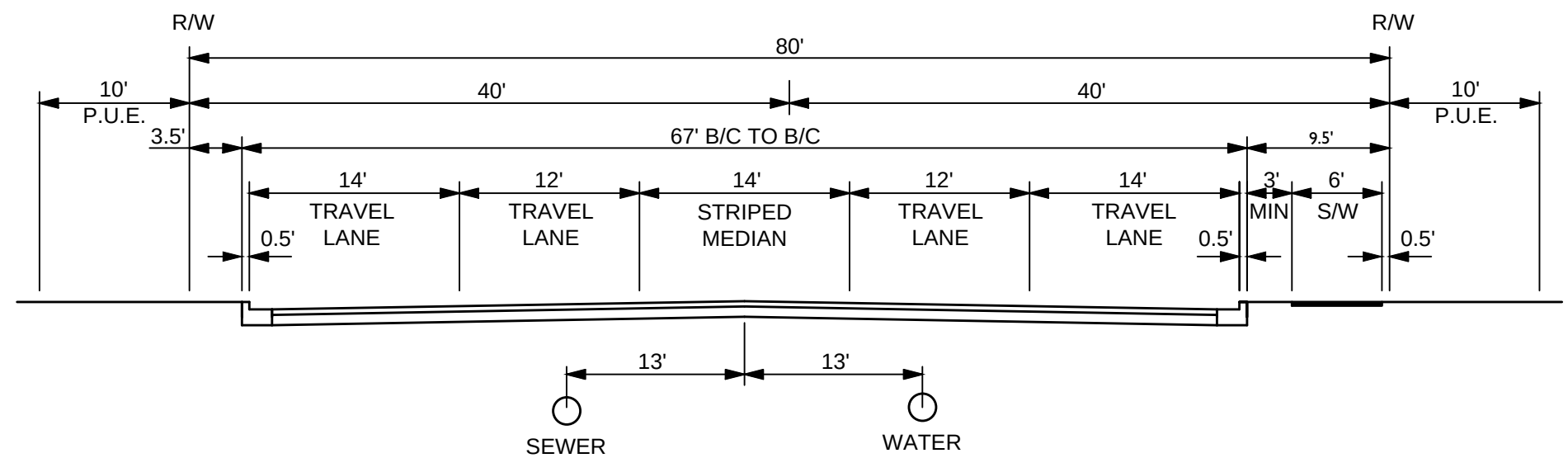


PRELIMINARY PLAT FOR DAYBREAK INDUSTRIAL PARK

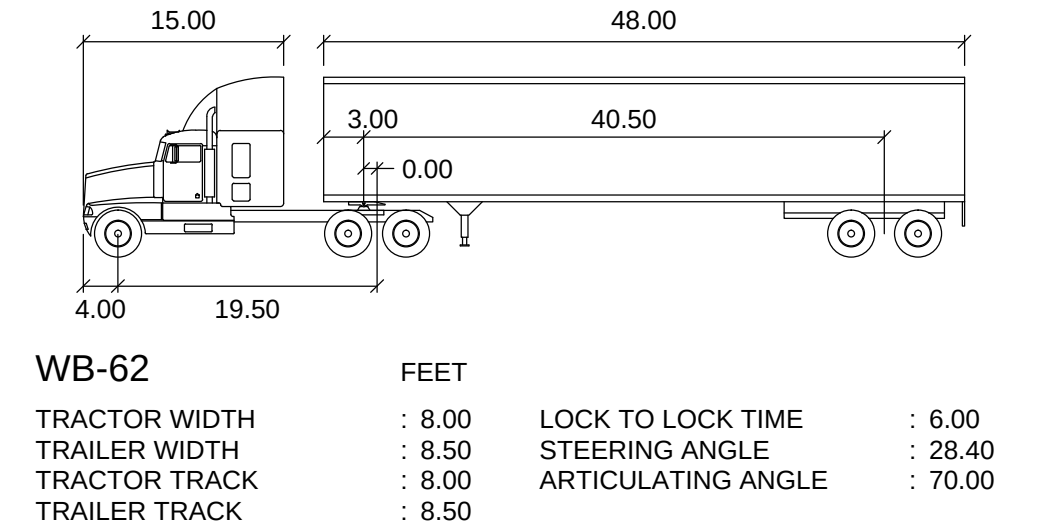
A portion of Section 16, Township 8 South, Range 8 East of the Gila & Salt River Base & Meridian, Pinal
County, Arizona



INDUSTRIAL COLLECTOR ROAD (APPROVED NATIONAL GYPSUM SECTION)
(ALL STREETS)
N.T.S.



WB-62 TURNING RADIUS
MOVEMENTS SHOWN ON SHEET 4 OF 4



PARCEL STATISTICAL TABLE

PARCEL	AREA (NET)
1	20.4 AC. +/-
2	16.5 AC. +/-
3	8.8 AC. +/-
4	7.0 AC. +/-
5	6.7 AC. +/-
6	15.0 AC. +/-
7	8.3 AC. +/-
8	12.6 AC. +/-
9	11.3 AC. +/-
10	7.0 AC. +/-
11	6.9 AC. +/-
12	6.5 AC. +/-
13	5.9 AC. +/-

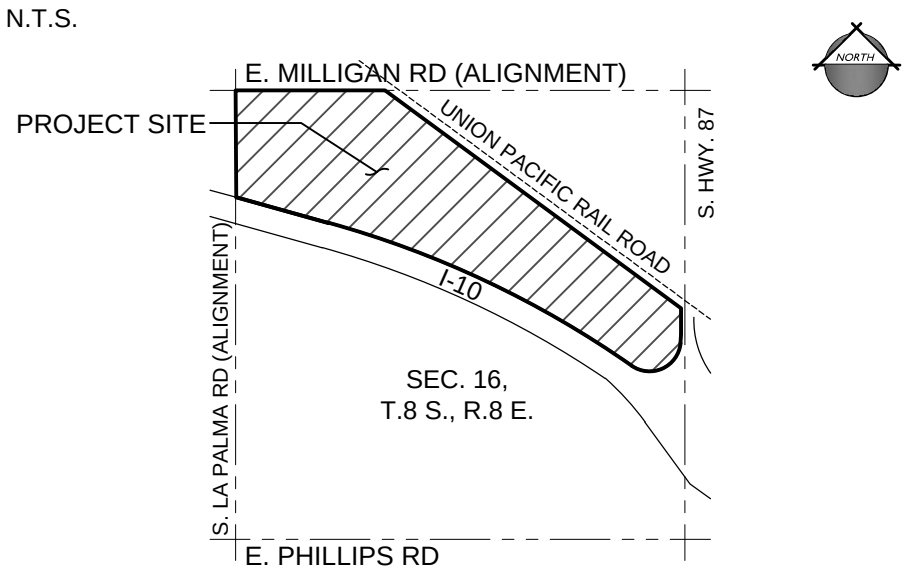
TRACT TABLE

TRACT	USE	AREA (ACRES)
1	LANDSCAPE	N/A
2	LANDSCAPE	0.2 AC.
3	DRAINAGE	8.6 AC.
4	LANDSCAPE	0.1 AC.

UTILITIES

WATER	CITY OF ELOY
SEWER	CITY OF ELOY
GAS	CITY OF ELOY
ELECTRIC	ELECTRIC DISTRICT #4
REFUSE	CITY OF ELOY
FIRE	ELOY FIRE DISTRICT
TELEPHONE	QWEST/COX

VICINITY MAP



PROJECT TEAM

OWNER / DEVELOPER: CARDON HIATT COMPANIES 1223 S. CLEARVIEW AVENUE SUITE 105 MESA, AZ 85208 TEL: (480) 222-5800 CONTACT: CAMERON MacDonald, P.E.	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480) 503-2250 FAX: (480) 503-2258 CONTACT: JOSH HANNON
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PROJECT DATA

APNS:	411-16-006-A, 006-B, 006-C
RELATED CASE NOS.:	RZ10-33, ORD. 10-782
GENERAL PLAN:	GENERAL INDUSTRIAL (PCA)
EXISTING ZONING:	I-2
GROSS AREA:	163.02 ACRES +/-
NET AREA:	146.20 ACRES +/-

LAND USE DATA

LAND USE	GROSS AC.	NET AC.	% OF TOTAL AC.
GENERAL	163.02	146.20	100%
INDUSTRIAL			

I-2 DEVELOPMENT STANDARDS

MINIMUM LOT AREA (SF)	43,560 SF
MINIMUM LOT WIDTH (FT)	100'
BUILDING HEIGHT (FT)	45'
MINIMUM YARD SETBACKS (FT)	
FRONT	20'
SIDE	10'
STREET SIDE (1)	15'
REAR (2)	10'
LOT COVERAGE	80%

- (1) IF THE PROPERTY LINE OR ADJOINING STREET ABUTS A RESIDENTIAL ZONE THE SETBACK SHALL BE 20 FEET.
(2) IF THE PROPERTY LINE OR ADJOINING STREET ABUTS A RESIDENTIAL ZONE THE SETBACK SHALL BE 25 FEET.

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- EACH PARCEL WILL BE SUBJECT TO FORMAL CITY OF ELOY SITE PLAN APPLICATION AND REVIEW REQUIREMENTS.
- ALL PARCEL DIMENSIONS ARE APPROXIMATE, FINAL PARCEL DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL STREETS WILL BE DEDICATED FOR PUBLIC USE.
- ALL ROADS WILL BE CONSTRUCTED TO CITY OF ELOY STANDARDS.
- THIS DEVELOPMENT WILL PROVIDE FOR THE INSTALLATION OF REQUIRED STREET LIGHTS.
- ALL UTILITIES TO BE UNDERGROUND.
- THE SITE IS CURRENTLY UNDER AGRICULTURE USE. THERE ARE NO NATIVE CACTI PRESENT.
- ALL SEWER AND WATER SIZES WILL BE IN CONFORMANCE WITH CITY OF ELOY STANDARDS.
- EACH PARCEL WILL BE RESPONSIBLE FOR BOTH ON-SITE SURFACE DRAINAGE AND HALF STREET FRONTAGE.
- MINIMUM BUILDING SETBACKS AND MAXIMUM LOT COVERAGE FOR THIS PROJECT ARE PER THE PROJECT'S APPROVED ZONING DESIGNATION.
- ALL TRACTS SHALL BE MAINTAINED BY POA.
- PRELIMINARY DRAINAGE REPORT PROVIDED AS SEPARATE DOCUMENT FOR ALL DRAINAGE INFORMATION.

BASIS OF BEARING

THE BASIS OF BEARING IS THE CENTERLINE OF THE UNION PACIFIC RAILROAD MAIN TRACK AT THE INTERSECTION WITH THE NORTH LINE OF SECTION 16 AND THE NORTH SOUTH MIDSECTION LINE OF SECTION 15. SAID BEARING BEING S53°39'46"E AS DETERMINED BY OTHERS.

BENCHMARK

NGS STATION S363, NAVD 88, ELEVATION:1553.80
(SUBTRACT 0.29' FROM ELEVATION TO ADJUST TO CITY OF ELOY DATUM)

SHEET INDEX

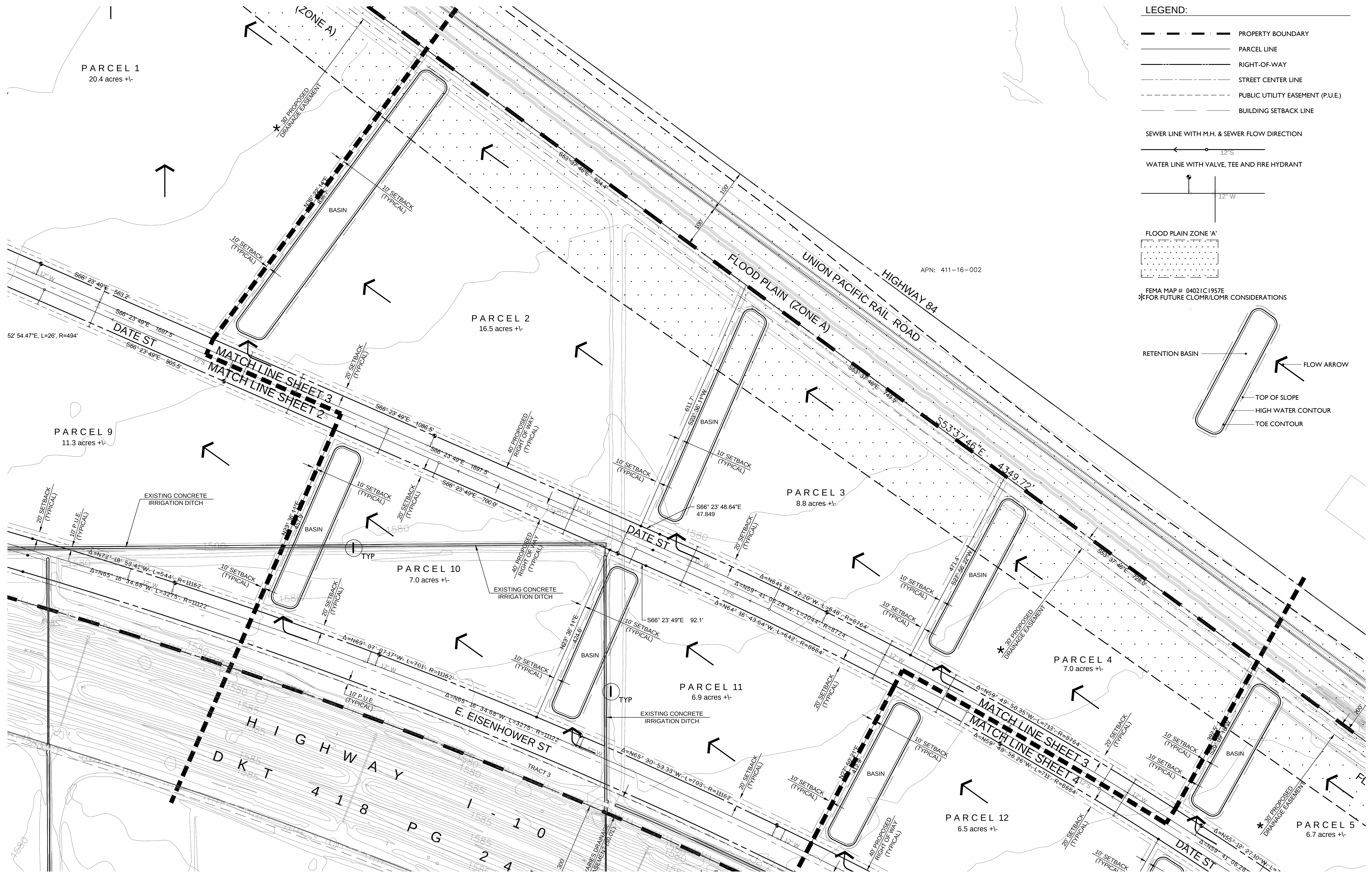
SHEET 1	PRELIMINARY PLAT COVER SHEET
SHEET 2	PRELIMINARY PLAT
SHEET 3	PRELIMINARY PLAT
SHEET 4	PRELIMINARY PLAT

CITY OF ELOY CASE NUMBERS

PP11-20

A north arrow pointing towards the top-left, with the word "NORTH" written inside. To its right is a graphic scale bar with markings at 0, 50, 100, and 200 feet. Below the scale bar, the text "Scale: 1" = 100' - 0"

11-077.1



LEGEND:

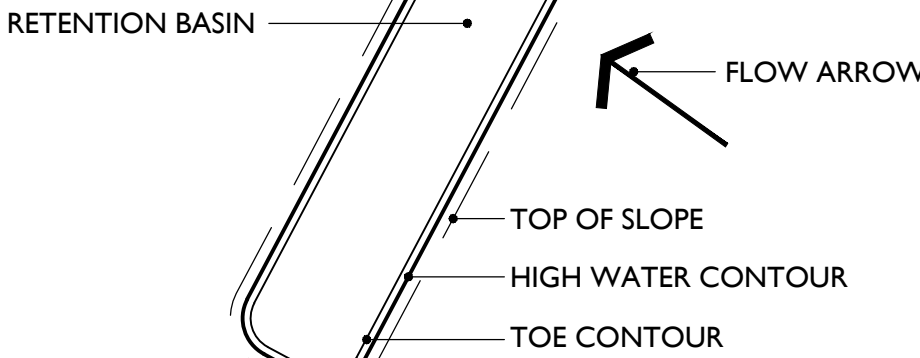
- PROPERTY BOUNDARY
- PARCEL LINE
- RIGHT-OF-WAY
- STREET CENTER LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- BUILDING SETBACK LINE

SEWER LINE WITH M.H. & SEWER FLOW DIRECTION

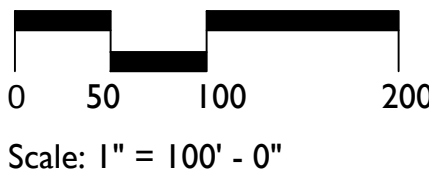
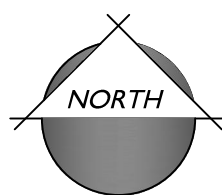
WATER LINE WITH VALVE, TEE AND FIRE HYDRANT

FLOOD PLAIN ZONE 'A'

FEMA MAP # 04021C1957E
*FOR FUTURE CLOMR/LOMR CONSIDERATIONS



1 WHERE REQUIRED FOR DOWNSTREAM DELIVERY, EXISTING IRRIGATION DITCHES SHALL BE RELOCATED OR PIPED ON-SITE SUFFICIENT TO PERPETUATE IRRIGATION FUNCTION. THOSE DITCHES WHOSE DELIVERY TERMINUS IS FOUND TO BE THE PROJECT SITE WILL BE ABANDONED AND REMOVED UPON DEVELOPMENT.



DAYBREAK INDUSTRIAL PARK
PRELIMINARY PLAT

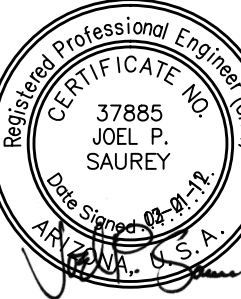
Project:

Revisions:

SEPTEMBER 12, 2011 - PRELIMINARY PLAT PRE-APPLICATION	
SEPTEMBER 19, 2011 - PRELIMINARY PLAT	
SEPTEMBER 21, 2011 - REVISED PRELIMINARY PLAT	
FEBRUARY 29, 2012 - REVISED PRELIMINARY PLAT	

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

Designer: APH
Drawn by: APH

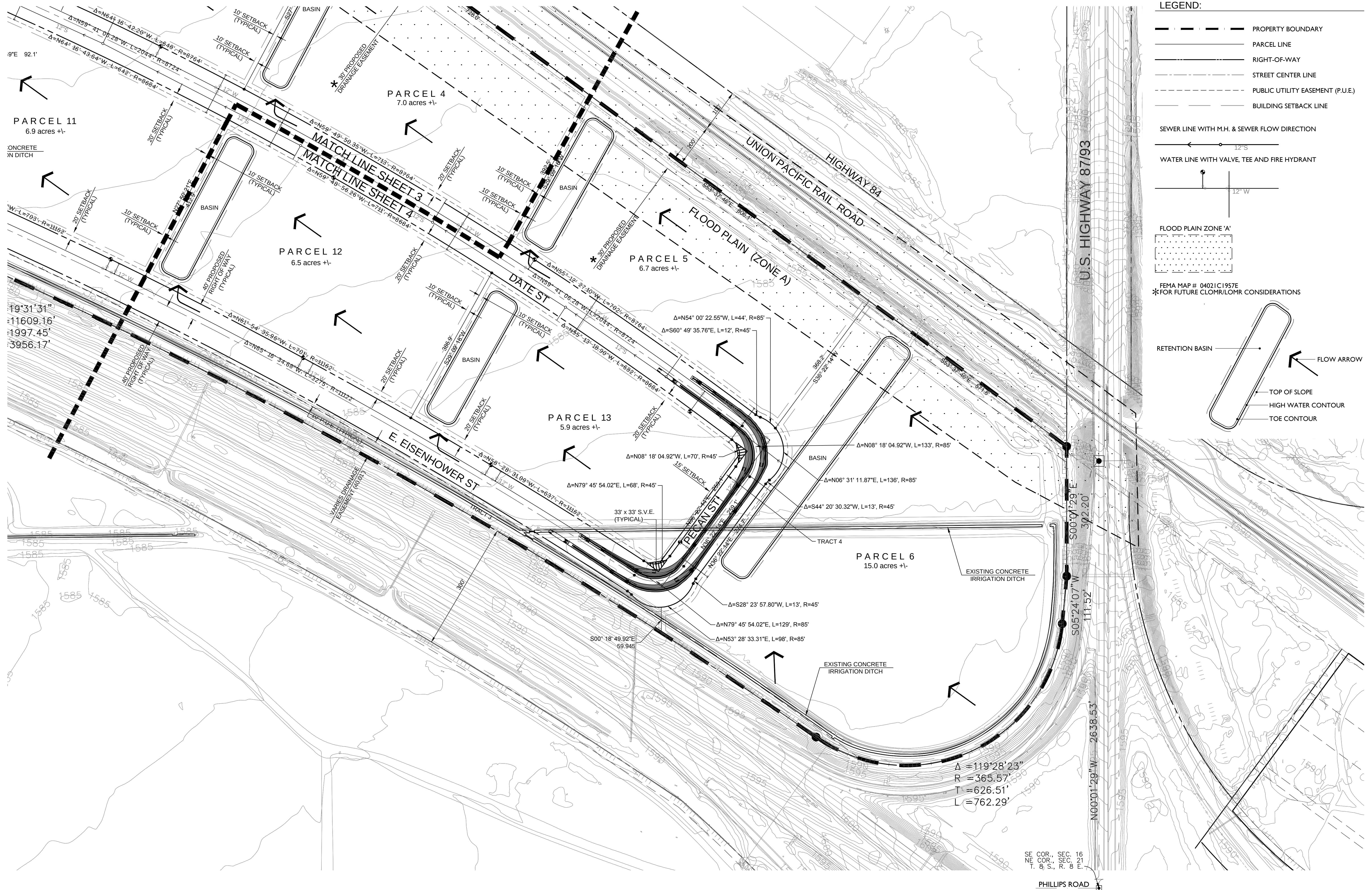


Job No.
11-077.1

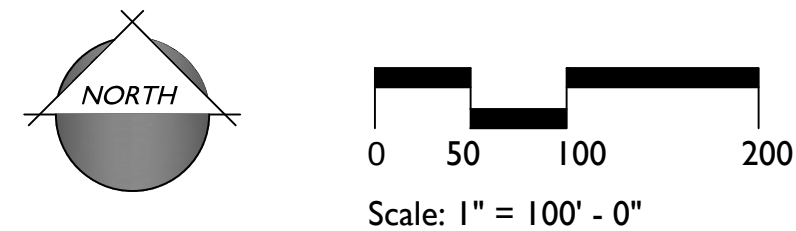
PP01

Sheet No.
3
of 4

11-077.1



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eps group, inc.
Engineers, Planners & Surveyors
2044 S. Vineyard, Ste. 101, Mesa, Arizona 85210
Phone (480) 303-2250 Fax (480) 303-2258

DAYBREAK INDUSTRIAL PARK
ELOY, ARIZONA

PRELIMINARY PLAT

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(OUTSIDE MARICOPA COUNTY)

Designer: **APH**
Drawn by: **APH**

Professional Engineer Seal for Joel P. Saurey, No. 37885, State of Arizona, expires 09/30/14.

Job No.
11-077.1

PP01

Sheet No.
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