

October 29, 2025

TES Eloy PAD

Located at the northwest corner of
Battaglia Road and 11 Mile Corner

City of Eloy, Arizona

General Plan Amendment Application Narrative



4550 N 12th Street
Phoenix, AZ 85014
Job #: 1-01-04099-01

General Plan Amendment Application Narrative

for

TES Eloy PAD

City of Eloy, Arizona

Owner/Developer

I-10 Eloy Eleven Mile Corner and Battaglia Dr 453 LLC

3718 E Adobe Dr,
Phoenix, AZ 85050

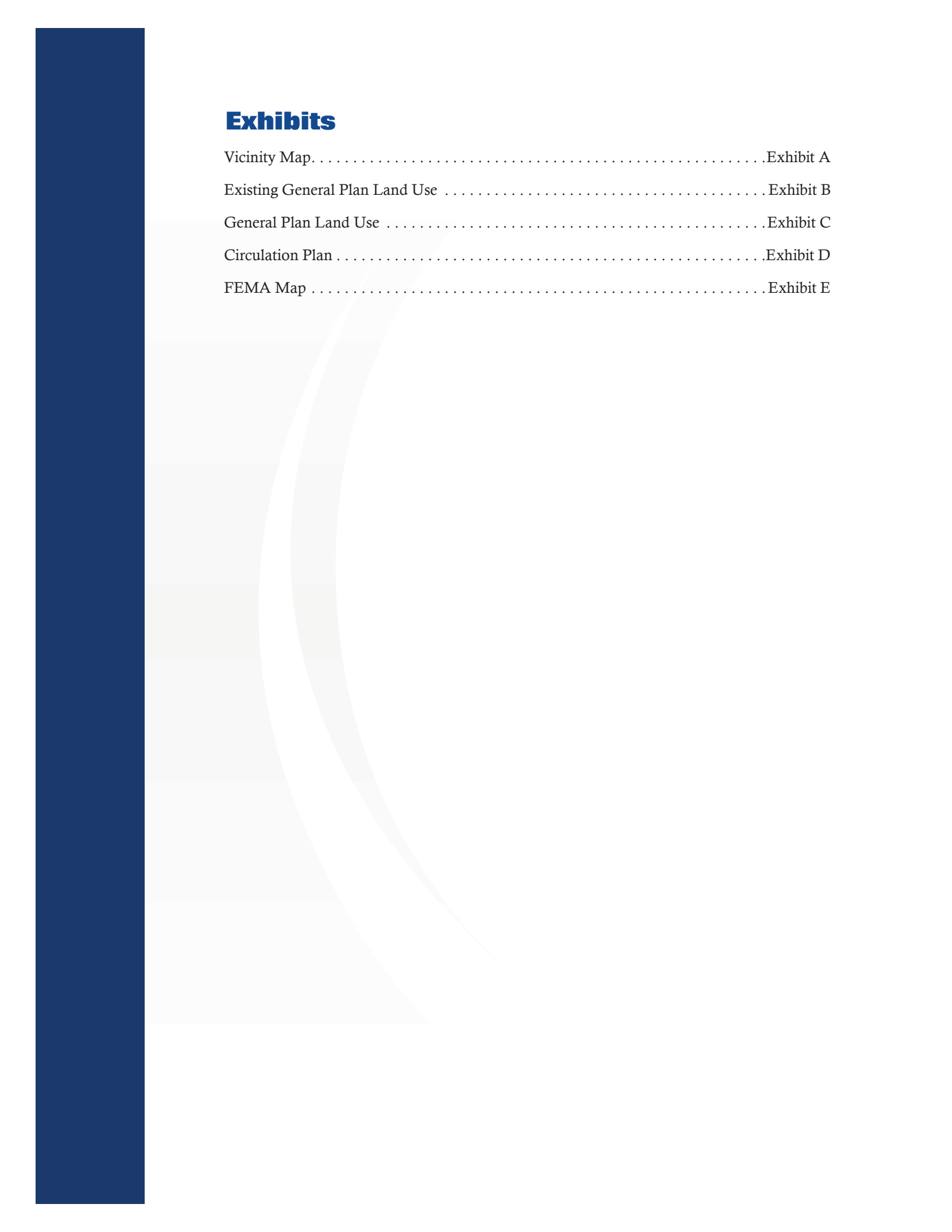
Planning/Civil Engineering Consultant

CVL Consultants

4550 North 12th Street
Phoenix, Arizona 85014
Attn: Julie Vermillion
jvermillion@cvlci.com

Contents

1. Introduction.	1
2. Purpose of Request	1
3. Existing Conditions.	2
4. Relationship to Surrounding Properties.	3
5. Community Services	3
6. Utilities and Services	4
Water	4
Wastewater	4
7. Circulation.	5
8. Drainage	5
9. General Plan and Zoning	6
10. General Plan Conformance	6
11. General Plan Amendment Guidelines.	9
12. Issues for Consideration	10
13. Conclusion	13



Exhibits

Vicinity Map	Exhibit A
Existing General Plan Land Use	Exhibit B
General Plan Land Use	Exhibit C
Circulation Plan	Exhibit D
FEMA Map	Exhibit E

1. Introduction

On behalf of and in conjunction with the property owner, CVL Consultants is pleased to submit this request to the City of Eloy (City) for a new master planned development known hereto as TES Eloy PAD (the Project), an approximately 338-acre development generally located at the northwest corner of Battaglia Road and 11 Mile Corner in the City of Eloy (the Property). North Frontier Street (Casa Grande-Picacho Highway) borders the site to the southwest, providing close connectivity between the Project and the regional transportation system. (Exhibit A, Vicinity Map).

The purpose of this narrative is to identify the information and criteria for the General Plan Amendment (GPA) requested to facilitate the development of the Project as intended. Please refer to the Rezoning Application Narrative provided under the concurrent PAD application submittal for additional details regarding this request.

TES Eloy PAD will provide an environment that promotes a flexible and dynamic range of land uses to support the City by addressing the demand for diverse housing opportunities in the region while creating the framework for large scale employment, services, and supporting uses suitable for this location. This variety of compatible uses is permitted within the proposed Mixed Use (MU) Land Use district, as detailed further in this proposal and the companion Rezone Submittal.

2. Purpose of Request

The purpose of this request is to submit, process, and obtain approval for a General Plan Amendment (GPA) to facilitate the development consisting of a comprehensive vision of land use opportunities to provide for residential neighborhoods, commercial, and industrial uses. Please refer to the Rezoning Application Narrative and the companion Land Use & Development Standards Guide provided under the concurrent Rezoning application submittal for additional details regarding this request.

TES Eloy PAD is located primarily within the General Industrial and Medium Density Residential (3.0 - 6.0 du/ac) land uses designated by the City of Eloy General Plan. With the Medium Density Residential land use on the site currently sandwiched between large portions of the General Industrial designation, this amendment to the City of Eloy General Plan will allow for a layout of uses that will create a transition between the two uses and provide a well considered plan more fitting for the area. This proposal seeks to update the existing patchwork entitlements on this long

undeveloped property to an overall cohesive designation of Mixed Use (MU) for a new and attractive master plan in this growing area of Eloy. (Refer to Exhibits B and C, Existing General Plan Land Use and General Plan Land Use).

Companion rezoning to update the approximately 338-acre property from Single-Family Residential (R1-12) to MU PAD and R-3 PAD zoning is intended to facilitate development of the Property through land uses that are better suited for the Property's proximity to both the Frontier Street and the City's adjacent wastewater treatment plant, along with the associated easements bisecting the land to route utilities to the City's parcel which encumber the site for future development.

Through the requested applications and the future requests to be made through the development process, TES Eloy PAD seeks to bring a new and desirable master plan to the City, featuring a mix of land uses that meet the desires of current and future homebuyers, businesses, and industries in the area. The approval of this request as proposed provides benefits to the City, such as infrastructure improvements and opportunities for housing in support of new and existing residents to meet the goals of the City of Eloy General Plan further described in this narrative.

3. Existing Conditions

TES Eloy PAD is primarily located at the northwest corner of Eleven Mile Corner Road and Battaglia Road in the City of Eloy, Arizona within Section 36, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. The Assessor's Parcel Number is 404-12-0050 and the subject parcel is currently owned by I-10 Eloy Eleven Mile Corner and Battaglia Dr 453 LLC, managed by HATJ Management LLC.

The site is irregular in shape and consists of approximately 338-acres of undeveloped desert land that generally slopes to the northwest. It is bounded by a water treatment facility and the CAP Santa Rosa Canal to the north, Frontier Street to the southwest, agricultural land to the east, and undeveloped desert land to the west.

Regionally, the property is to the immediate northeast of the Frontier Street, which provides connectivity to nearby interstate highways for a route from the Project to metro Phoenix, Tucson, and further outlying communities.

4. Relationship to Surrounding Properties

The immediate surrounding area is within the jurisdiction of the City of Eloy. The character and zoning of the surrounding properties are detailed below.

Direction	Use	Zoning	General Plan
North	Santa Rosa Canal, undeveloped desert land, and Eloy Public Works.	R1-12, I-1, PF	MDR, GI, LI, P/I
South	Battaglia Road, Frontier Street, undeveloped desert land, and Republic Plastics plastic fabrication.	C-2, I-2, I-1	CC, GI
East	11 Mile Corner, undeveloped desert land.	R1-6, C-1	MDR,
West	Tumbleweed Road, undeveloped desert land.	R1-6	MDR,

Internal to the site is an existing outparcel which serves the City as a wastewater treatment plant. The proposed plan is an appropriate land use for this Property that will complement the existing and planned development.

5. Community Services

Service	Provider
Police	Eloy Police Department
Fire	Eloy Fire District
Library	Eloy Santa Cruz Library
School Districts	Toltec Elementary School District, Casa Grande Union High School District

The Eloy Police Department is located approximately 1 mile southeast of the Property at 630 N. Main St. Eloy, AZ 85131. The nearest fire protection facility is currently the Eloy Fire District Station 521, located approximately 2 miles southeast of the Property at 500 S. Sunshine Blvd., Eloy, AZ 85131.

6. Utilities and Services

All proposed utility systems and plans will be accessed and designed to the standards of the City of Eloy and the utility provider and submitted for staff review and approval with future development and permit applications. All required infrastructure improvements will be provided by the property development as part of the future development and permit application.

Service	Provider
Sewer	City of Eloy
Water	City of Eloy
Electric	Arizona Public Service (APS)
Telephone	CenturyLink, Cox Communications
Gas	Southwest Gas Corporation
Solid Waste	City of Eloy

Water

The Property is located within the water service area of the City of Eloy. Existing infrastructure includes a 6-inch water line within the project boundary. Adjacent infrastructure includes an existing 6-inch water line within N Tumbleweed Road, a 6-inch water line within W Frontier Street, and a 12-inch water line within 11 Mile Corner. Proposed distribution lines will be designed throughout the master plan based on City design criteria to provide water service and fire protection to the Project. For detailed information on the existing infrastructure and proposed improvements to serve the Project, please refer to the Water Master Plan provided with this application.

Wastewater

The Property is located within the wastewater service area of the City of Eloy. Existing infrastructure includes a 12-inch sewer main within the project boundary. Adjacent infrastructure includes sewer mains within Frontier Street and 11 Mile Corner.

The wastewater collection system will flow by gravity and will be designed to take advantage of topographic conditions wherever possible. All sewer lines will be located in major streets or in easements dedicated to that use and shall comply with the City's minimum requirements. For detailed information on the existing infrastructure and proposed improvements to serve the Project, please refer to the Wastewater Master Plan provided with this application.

7. Circulation

TES Eloy PAD is planned at the northwest corner of Eleven Mile Corner Road and Battaglia Road. Both roads are classified as Major Arterial. Half-street infrastructure improvements will be provided along the perimeter roads bounding the Property in accordance with City standards. In addition Frontier Street is and Major Arterial street and Tumbleweed is a Minor Arterial street (Exhibit D, Circulation Map).

Once vertical development opportunities are known, infrastructure details, interior street patterns, and access and circulation for each parcel will be detailed during the site planning process. The design will pursue efficient and safe traffic circulation with careful consideration of connectivity for pedestrians.

8. Drainage

TES Eloy PAD is located within the FEMA Flood Insurance Rate Map (FIRM) for Pinal County, Arizona and incorporated areas, Panel Number 04021C1590F dated May 16, 2019. The FIRM, published by the Federal Emergency Management Agency (FEMA), indicates that the subject area is within Zone X (unshaded). (Exhibit E, FEMA Map). Zone X (unshaded) is defined by FEMA as an Other Area: “Area of minimal flood hazard.”

Offsite flows are channelized around the site avoiding impact. The onsite drainage concept is to provide proper retention for the 100-year 2-hour storm as required by Pinal County. During final engineering, the streets will be designed to convey on-site runoff toward the various retention basins or underground retention within the site. The local streets will be designed such that the 10-year flows are contained within the top of curbs and 100-year flows are contained within the right-of-way. Where capacity of the street is exceeded, scupper or storm drain systems will be used to remove excess flow from the street and direct it toward retention basins or underground retention. To prevent erosion where flows are being concentrated for conveyance, riprap will be provided along scupper spillways, at the toes of scuppers, and at the outlet of storm drain pipes. Post development flows will not exceed pre-development flows in peak runoff, volume, or velocity and will not concentrate sheet flows without downstream offsite control per City of Eloy standards.

The design of the site will not cause any adverse drainage impacts or increased drainage problems for adjacent properties, upstream or downstream. For additional information please refer to the Master Drainage Report provided with this application.

9. General Plan and Zoning

The Property is currently split between the City of Eloy General Plan's Medium Density Residential (3.0-6.0 du/ac) and General Industrial land use categories. Both categories are incompatible with the site's existing zoning of overall R1-12 Single Family Residential (12,000 sq. ft.).

As stated above, the intent of the requested Major General Plan Amendment is to amend the existing patchwork land use designations to overall MU to facilitate development of the Property with the intended variety of land uses.

Companion rezoning of the approximately 338 acre Property from R1-12 to MU PAD and R-3 PAD zoning is requested, which is permitted by and consistent with the intent of the MU land use designation and better suited to facilitate development of the Property with consideration for the Property's proximity to the City's adjacent wastewater treatment plant, along with the associated easements bisecting the land to route utilities to the City's PAD which encumber the site for future development.

The approval of this request as proposed provides significant benefits to the City, such as infrastructure improvements and opportunities for housing in support of new and existing residents to meet the goals of the City of Eloy General Plan further described in this narrative.

10. General Plan Conformance

TES Eloy PAD is consistent with the goals and policies established by the City of Eloy General Plan. As described below, this request conforms with the key concepts identified for future growth within the City.

Land Use

The Land Use element of the General Plan analyzes the existing patterns of land use and identifies the changes that are needed to realize the community's vision for Eloy's future. TES Eloy PAD furthers the featured land use goals identified below.

Goal 3.1.1.1 Provide a range of residential, employment and supportive land uses to encourage and maintain a sustainable community.

Goal 3.1.1.2. Maintain, update and create standards and guidelines to which developments should adhere in an effort to achieve a sustainable community.

TES Eloy PAD establishes both residential and employment land uses to support the range of uses encouraged by the General Plan. The Project will comply with the standards and guidelines established by the City Code.

Housing

The Housing element of the General Plan addresses several aspects of Eloy's housing supply and recommends strategies and actions for the future of Eloy. TES Eloy PAD furthers the housing goal featured in the list below.

Goal 3.5.1.2. Encourage a variety of housing types to accommodate various levels of income and lifestyles.

TES Eloy PAD proposes medium to high density housing to support the City's goal to meet the needs of various levels of income and lifestyles. The residential use proposed increases the opportunity for affordable housing options and supports the diversity of housing types in the City.

Economic Prosperity

The Economic Prosperity element of the General Plan addresses the local economy, which helps determine the rate of growth in a community, the prosperity of its residents, and the resources available to the City government to carry out capital improvement projects, desired programs and services, and other public improvements. TES Eloy PAD furthers the economic goals featured in the list below.

Goal 3.10.1.1. Create the opportunity for, and successfully attract, quality employers with a focus on diversity and multiple salary levels.

Goal 3.10.1.2. Brand Eloy as a prime regional location for business, community growth and capital investment.

TES Eloy PAD proposes the entitlements for a new area of industrial development in support of the City's economic goals to attract employers to the area. The proposed residential growth resulting from the residential portion of TES Eloy PAD could have a resulting increase in retail and service business activities.

Parks, Open Space, and Trails

The intent of the Parks, Open Space, and Trails element of the General Plan is to address Eloy's current and future networks of parks, open space, and trails, which are an asset to quality of life in Eloy. A selection of the goals met by TES Eloy PAD are listed below.

Goal 3.4.1.1. Improve the Community's livability, aesthetics and desirability through active and passive "green" space.

Goal 3.4.1.2. Provide a wide variety of organized recreation opportunities for residents of all ages.

TES Eloy PAD furthers these plan elements by planning for active and passive green space and amenities area located within the residential and mixed-use components of the Project in accordance with the City Code requirements. The amenity plan and recreational facilities shall be determined and provided later in the development process.

Circulation

The Circulation element of the General Plan describes the City's roads, pathways, and other means for people to get from place to place. It assesses how Eloy's transportation network is functioning, address where development that impact the transportation system might occur and determine the improvements that are needed. The featured circulation goals listed below are applicable to the TES Eloy PAD.

Goal 3.2.1.1. Encourage public safety through appropriate street design.

Goal 3.2.1.2. Improve "Level of Service" through coordinated street design, signal spacing and access management within the community and the surrounding region.

All new streets within TES Eloy PAD will be constructed to meet City of Eloy standards.

11. General Plan Amendment Guidelines

This proposal conforms to the amendment guidelines identified below pursuant to Section 2.3. of the City of Eloy General Plan.

A. That the City has not provided adequate land uses designated that would allow the proposed use to be sited as proposed.

This property is positioned at a major development corridor along Frontier Road, near the I-10 Corridor, with a patchwork General Plan land use designation of Medium Density Residential (MDR) and General Industrial (GI). Both categories are incompatible with the site's existing zoning of overall R1-12 Single Family Residential (12,000 sq. ft.). This application corrects the incompatibility between the City's zoning map and General Plan.

B. That the amendment constitutes an overall improvement to the General Plan and will benefit the City in general.

This application corrects the existing incompatibility between the City's zoning map and General Plan noted above. The requested General Plan Amendment amends the existing patchwork of land use designations to an overall MU designation to facilitate development of the Property. The Project has been designed with the parameters of the MU land use in mind, which permits similar uses to the existing MDR and GI designations in conformance with the intent of the City's General Plan for the area. This request furthers opportunities for industry, employment and housing in the area to benefit the residents and workers in the City of Eloy.

C. The amendment will not adversely impact any portion of the community, by:

1. Creating incompatible land use patterns;

The Property is located near the I-10, which serves as a growing economic corridor. The proposed majority of industrial use with supporting multi-family residential is consistent with it's proximity to the I-10 and similar development currently proposed in the immediate surrounding area.

2. Requiring additional and more expensive infrastructure improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses unless mitigated by the applicant and demonstrated to benefit the City;

This request is not anticipated to require considerably more expensive infrastructure improvements to the roads, sewer, or water delivery systems in comparison to the existing combination of MDR and GI land use designations. The owner, developer, and builder of TES Eloy PAD are committed to paying their associated fair share of costs used to fund and finance the public services necessary to serve the development.

- 3. Adversely impacting existing or planned land uses through an unreasonable increase in traffic generated by the proposed use unless mitigated by the applicant, or**

Approving this amendment will not have any adverse impact on any existing uses. Traffic generated by the proposed use shall be mitigated as needed so as not to adversely impact the adjacent properties. The Traffic Impact Analysis (TIA) attached shows planned mitigation efforts and traffic improvements which will support the future growth of this area.

- 4. Adversely affecting the livability of an area or the health and safety of existing residents.**

The project will further the opportunities for employment, services, and housing options to the City of Eloy. The requested MU land use is consistent with the intent of the planned growth in the area. Traffic shall be mitigated according to the provided analysis.

- D. That the amendment is consistent with the General Plan's overall intent and other adopted plans, codes, and ordinances.**

This amendment is consistent with the General Plan's overall intent by brining the zoning and land use into compliance with one another and correcting an existing incompatibility. Any development standard not addressed within this proposal or by the concurrent rezoning process shall be consistent to the current City Code and shall be maintained or exceeded without deviation from any of the applicable City of Eloy zoning, engineering, and subdivision standards, design review standards, requirements or provisions for the proposed zoning and land use.

12. Issues for Consideration

This proposal conforms to the issues for consideration identified below pursuant to Section 21-6-4.5. of the Eloy Zoning Ordinance.

- A. Whether the development pattern contained in the future land use plan provides appropriate optional sites for the use proposed in the amendment.**

The Project has been designed with the parameters of the MU land use in mind, which permits similar uses to the existing Residential and Industrial designations in conformance with the intent of the City's General Plan for the area. The MU land use is proposed to accommodate the concurrent rezoning to Mixed Use (MU) PAD and Multiple-Family Residential (R-3) PAD. Optional sites for the requested MU land use or similar uses that permit the desired combination of zones for TES Eloy PAD are not identified in other appropriate locations on the future land use plan.

B. That the amendment constitutes an overall improvement to the Eloy General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.

The Property is currently split between the City of Eloy General Plan's Medium Density Residential (3.0-6.0 du/ac) and General Industrial land use categories. Both categories are incompatible with the site's existing zoning of overall R1-12 Single Family Residential (12,000 sq. ft.). This request resolves an incompatibility between the City's zoning map and General Plan.

The intent of the requested Major General Plan Amendment is to amend the existing patchwork land use designations to overall MU to facilitate development of the Property with the requested variety of land uses. The Project has been designed with the parameters of the MU land use in mind.

C. The degree to which the proposed amendment will impact the City as a whole or a portion of the City by:

1. Significantly altering acceptable existing land use patterns;

The Property is well suited for the proposed majority of industrial and employment use with supporting commercial services and multi-family residential due to its location adjacent to Frontier Street.

2. Requiring larger and more extensive improvements to roads, sewer, or water systems than are needed to support the prevailing land uses in which, therefore, may negatively impact development of other lands. The commission and/or the City Council may also consider the degree to which the need for such improvements will be mitigated pursuant to binding commitments by the applicant, a public agency, or other sources when the impacts of the uses permitted pursuant to the General Plan amendment will be realized;

Approving this amendment will not require additional or more expensive improvements to be funded by the City. This request is not anticipated to require considerably more expensive infrastructure improvements to the roads, sewer, or water delivery systems in comparison to the existing combination of residential and industrial land use designations. Furthermore, the owner, developers, and builders of TES Eloy PAD are committed to paying their associated fair share of costs for the public services necessary to serve the development.

3. Adversely impacting existing uses due to increased traffic on existing systems; or

Traffic generated by the proposed use shall be mitigated as needed so as not to adversely impact the adjacent properties. The Traffic Impact Analysis (TIA) attached shows

planned mitigation efforts and traffic improvements which will support the future growth of this area.

4. Affecting the livability of the surrounding area or the health and safety of present or future residents.

Traffic shall be mitigated according to the provided analysis.

D. That the amendment is consistent with the overall intent of the adopted Eloy General Plan.

The proposed plan allows the flexibility to prepare for future market conditions while providing additional industry, employment and housing opportunities in this area.

E. Whether there was an error or oversight in the original Eloy General Plan adoption that did not fully consider facts, projects or trends which could reasonably exist in the future.

The existing zoning currently does not match the existing land use designation. This amendment will clean up this discrepancy and bring the zoning, the use and the General Plan into compliance.

F. Whether events subsequent to the Eloy General Plan adoption have superseded the original premises and findings made upon plan adoption.

As noted above, this amendment will clean up the discrepancies in the land use designation and zoning on this site. The proposed plan allows the flexibility to prepare for future market conditions while providing additional industry, employment and housing opportunities in this area.

G. Whether events subsequent to the Eloy General Plan adoption may have changed the character and/or condition of the area so as to make the application acceptable.

As noted above, this amendment will clean up the discrepancies in the land use designation and zoning on this site. The location of the TES Eloy PAD property adjacent to Frontier Road and the City's WWTP makes good land use sense for the intended plan.

H. The extent to which the benefits of the plan amendment outweigh any of the impacts identified in subsections A through G of this section.

This amendment, in conjunction with the concurrent rezoning application, will allow for much-needed improvements to the existing undeveloped site well positioned at a major development corridor. The proposed improvements will provide additional housing and employment for residents and workers in the City of Eloy and surrounding area. For these reasons it will create an excellent land use solution for this growing area of Eloy.

13. Conclusion

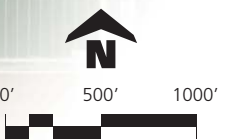
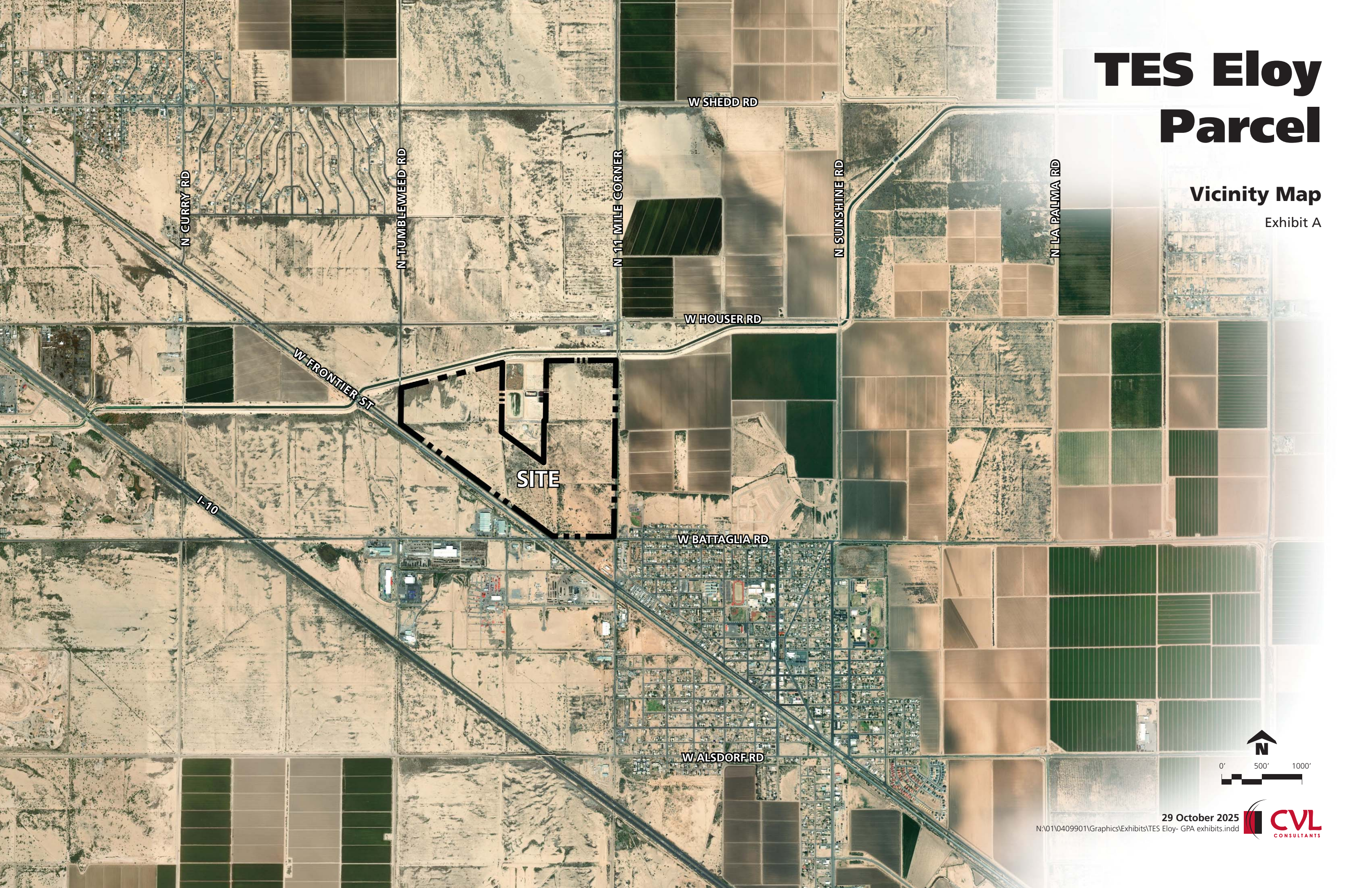
TES Eloy PAD will transform the existing site into a development that will improve upon the existing entitlements to provide economic opportunities and an underrepresented service to residents, fulfilling a need in this area of the City. This request provides compatibility with the intent of the existing land use designations on the site, while supporting the goals and objectives of the City of Eloy described above. The proposed request makes good land use sense for this property and will be an economically attractive presence in the area.

The development team believes that this request represents appropriate and favorable planning of the site and a positive contribution to the area. We look forward to our continued coordination with staff in the processing of TES Eloy PAD.

TES Eloy Parcel

Vicinity Map

Exhibit A



29 October 2025

N:\01\0409901\Graphics\Exhibits\TES Eloy- GPA exhibits.indd



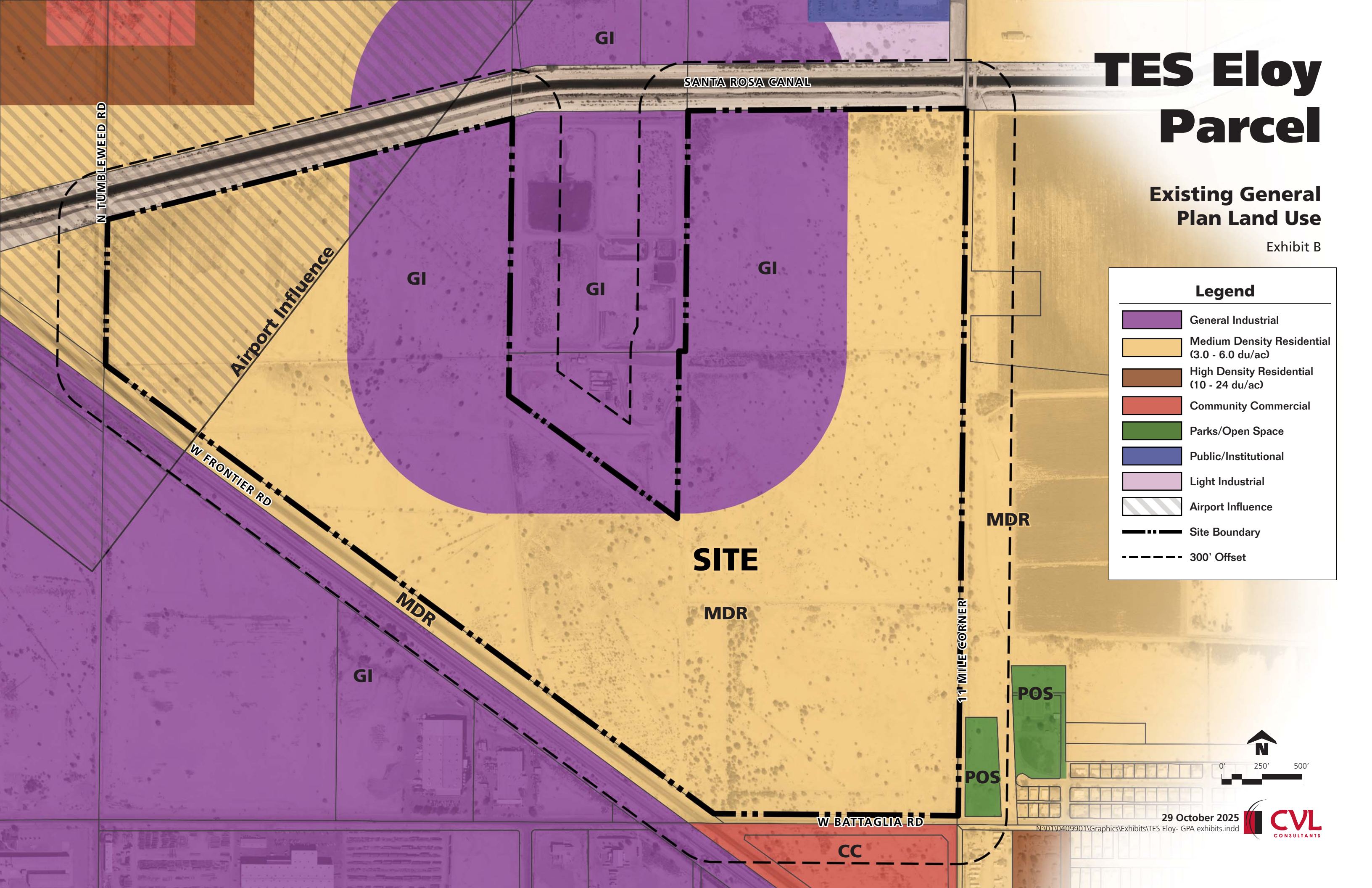
TES Eloy Parcel

Existing General Plan Land Use

Exhibit B

Legend

- General Industrial
- Medium Density Residential (3.0 - 6.0 du/ac)
- High Density Residential (10 - 24 du/ac)
- Community Commercial
- Parks/Open Space
- Public/Institutional
- Light Industrial
- Airport Influence
- Site Boundary
- 300' Offset



SITE

MDR

MDR

POS

POS

CC

29 October 2025
N:\01\0409901\Graphics\Exhibits\TES Eloy- GPA exhibits.indd



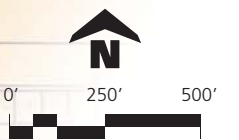
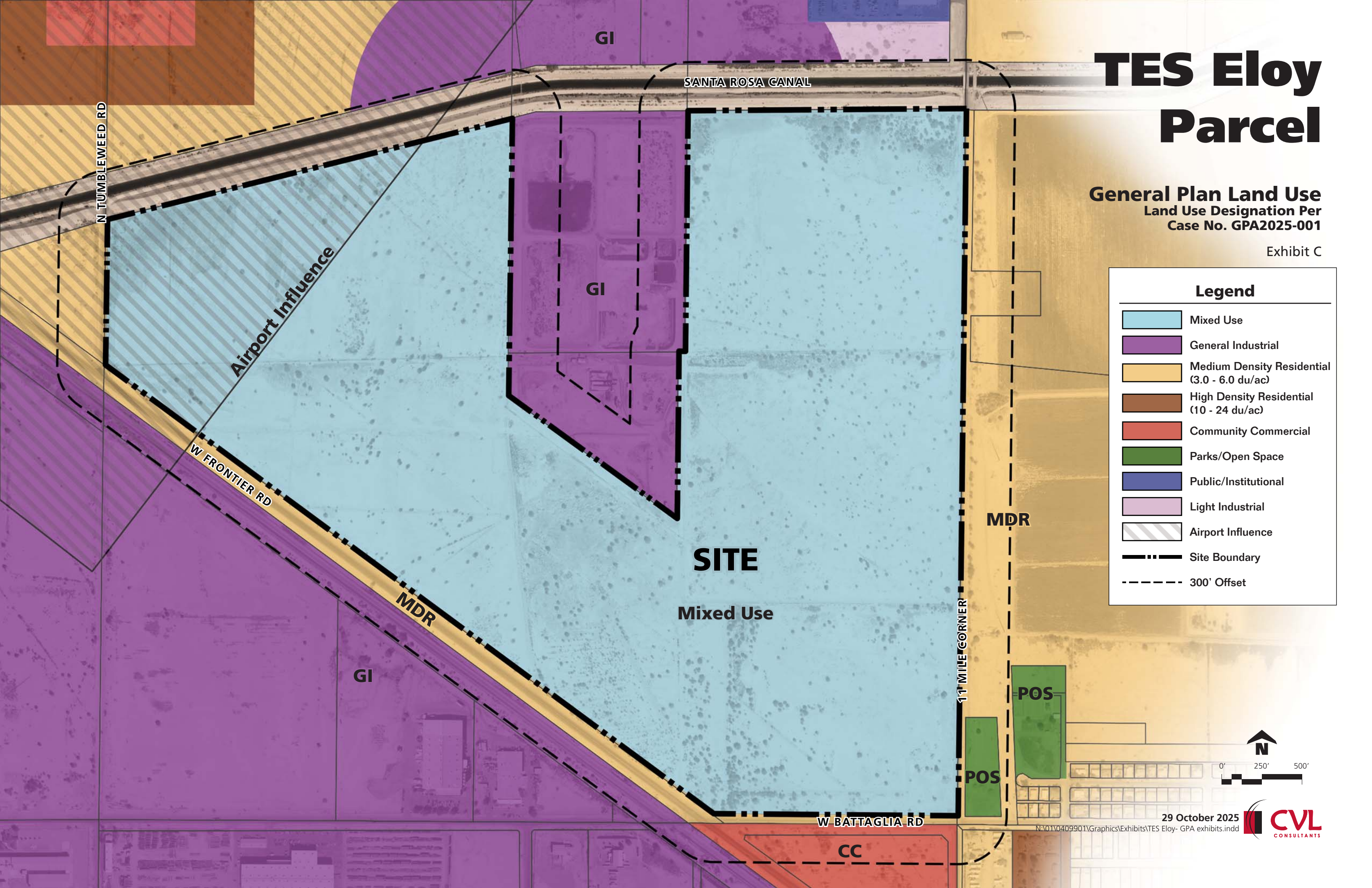
TES Eloy Parcel

General Plan Land Use
Land Use Designation Per
Case No. GPA2025-001

Exhibit C

Legend

	Mixed Use
	General Industrial
	Medium Density Residential (3.0 - 6.0 du/ac)
	High Density Residential (10 - 24 du/ac)
	Community Commercial
	Parks/Open Space
	Public/Institutional
	Light Industrial
	Airport Influence
	Site Boundary
	300' Offset



29 October 2025
N:\01\0409901\Graphics\Exhibits\TES Eloy- GPA exhibits.indd



TES Eloy Parcel

Circulation Plan

Exhibit D

Legend

- Major Arterial (130' ROW)
- Minor Arterial (110' ROW)
- Local Roads
- Site Boundary

SITE



29 October 2025

N:\01\0409901\Graphics\Exhibits\TES Eloy- GPA exhibits.indd





NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

PINAL COUNTY, AZ
And Incorporated Areas
PANEL 1590 of 2575



Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
ELOY, CITY OF	040083	1590	F
PINAL COUNTY	040077	1590	F

VERSION NUMBER
2.3.3.0

MAP NUMBER
04021C1590F

MAP REVISED
MAY 16, 2019

TES Eloy Parcel

FEMA Map

Exhibit E

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A,V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary



4550 N 12th Street
Phoenix, AZ 85014