

SUNSHINE BUSINESS PARK
MASTER CIVIL INFRASTRUCTURE SCHEMATIC
CITY OF ELOY, ARIZONA

SECTIONS 8 & 17, T-8-S, R-8-E, G. & S.R.M.,
ELOY, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
WALTON DEVELOPMENT & MANAGEMENT, INC.
4800 N. SCOTTSDALE ROAD, SUITE 4000
SCOTTSDALE, AZ. 85251
PH: (480) 586-9370
FAX: (480) 586-9371
CONTACT: BEN BELKIN

ENGINEER:
OPTIMUS CIVIL DESIGN GROUP
4650 E. COTTON CENTER BLVD., SUITE 240
PHOENIX, ARIZONA 85040
PH: (602) 286-9300
FX: (602) 286-9400
CONTACT: JEFF BEHRANA, P.E.

AGENCY CONTACTS:

CITY OF ELOY
DIRECTOR OF PUBLIC WORKS,
WATER AND SANITARY SEWER
ATTN: JOHN V. MITCHELL
1137 W. HOUSER RD.
ELOY, AZ. 85231
PH: (520) 466-3082

TELEPHONE/CABLE
QWEST/CENTURY LINK
ATTN: RICK PETERS
PH: (520) 836-1997

GAS
SOUTHWEST GAS CORPORATION
ATTN: EDWARD REYES
201 W. 4TH STREET
CASA GRANDE, AZ.
PH: (520) 316-5017

ELECTRIC
ED #4
ATTN: RON McEACHERN
231 S. SUNSHINE
ELOY, AZ. 85231
PH: (520) 466-7336

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, T. 8 S., R. 8 E.
AS USED BY EPS GROUP, INC. OFFSITE ROADWAY PLANS FOR NATIONAL GYPSUM
COMPANY. JOB NO. 07-013-CS01, DATED 4/27/07
BEARING: N00°30'00"W

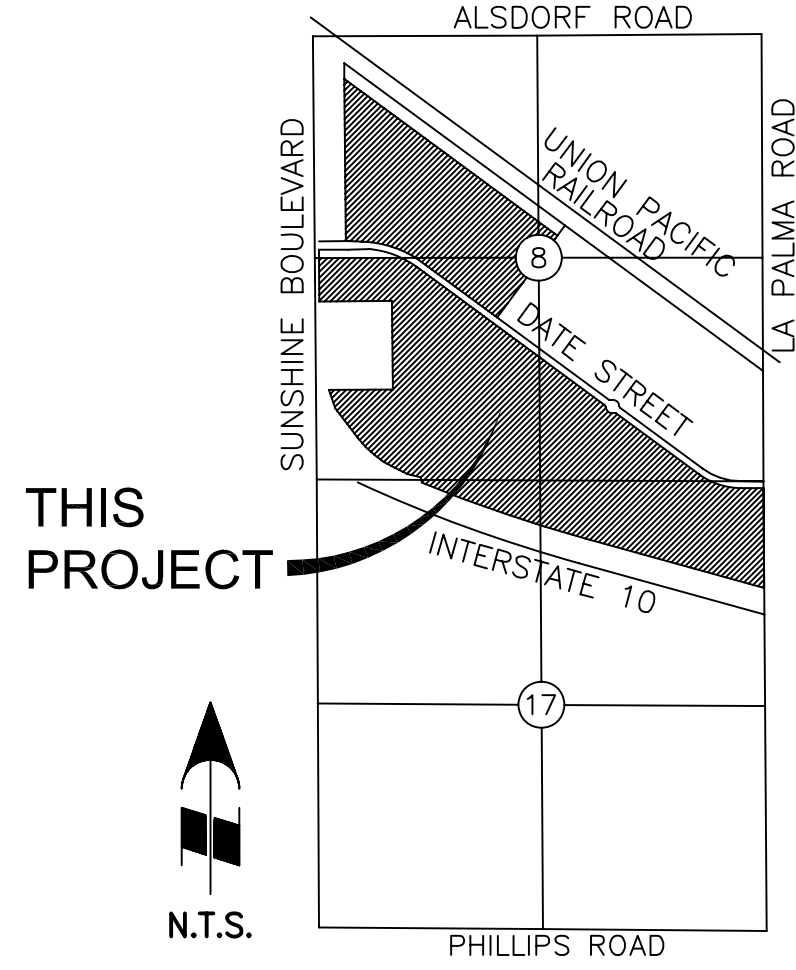
BENCHMARK

NGS STATION S363
NAVD 88
ELEVATION: 1553.80

SUBTRACT 0.29' FROM ELEVATIONS SHOWN ON THESE PLANS FOR CURRENT
CITY OF ELOY DATUM, AS STATED BY EPS GROUP, INC. OFFSITE ROADWAY
PLANS FOR NATIONAL GYPSUM COMPANY. JOB NO. 07-013-CS01, DATED
4/27/07.

SHEET INDEX:

- | | | |
|----|-----|-----------------------------------|
| 1 | C-1 | COVER SHEET AND NOTES |
| 2 | L-1 | MASTER LOT AREA PLAN |
| 3 | P-1 | MASTER STREET LAYOUT |
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| 9 | G-1 | MASTER GRADING PLAN (LOTS 1-4) |
| 10 | G-2 | MASTER GRADING PLAN (LOTS 5-17) |



LOCATION MAP

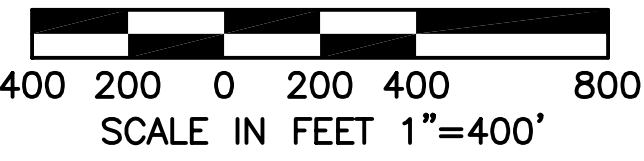
SECTIONS 8 & 17, T-8-S, R-8-E, G. & S.R.M.,
ELOY, PINAL COUNTY, ARIZONA

LEGEND

- | | |
|-----------|--|
| — S — | EXISTING SEWER LINE |
| — W — | EXISTING WATER LINE |
| — G — | EXISTING BOUNDARY LINE |
| — GHE — | EXISTING GAS LINE |
| — UGE — | EXISTING OVERHEAD ELECTRIC |
| — UGE — | EXISTING UNDERGROUND ELECTRIC |
| — X — X — | EXISTING FENCE LINE |
| — 8"S — | PROPOSED SANITARY SEWER |
| — 12"W — | PROPOSED WATER LINE |
| — — — | PROPOSED STREET CENTERLINE |
| — — — | PROPOSED RIGHT-OF-WAY LINE |
| — — — | PROPOSED LOT LINE |
| — — — | EXISTING RIGHT-OF-WAY LINE |
| — — — | SECTION LINE |
| — — — | PROPOSED STORM DRAIN PIPE |
| □ | EXISTING MONUMENT, AS NOTED |
| ○ | #4 REBAR W/CAP "RLS 15573", UNLESS OTHERWISE NOTED |
| ⊗ | PROPOSED SURVEY MONUMENT |
| ⊞ | PROPOSED CATCH BASIN |
| ⊙ | PROPOSED SEWER MANHOLE |
| ⊗ | PROPOSED WATER VALVE |
| ⊙ | PROPOSED FIRE HYDRANT |
| ⊙ | PROPOSED SEWER PIPE I.D. NUMBER (SEE DATA TABLE ON SHEET S1) |
| ▲ | PROPOSED SEWER FLOW DIRECTION ARROW |
| ▲ | PROPOSED PAVEMENT ELEVATION |
| ▲ | PROPOSED GRADING FLOW DIRECTION ARROW |
| 4 | KEYNOTE NUMBER |
| ⊙ | EXISTING SEWER MANHOLE |
| ⊞ | EXISTING TELEPHONE RISER |
| ⊗ | EXISTING WATER VALVE |
| ⊙ | EXISTING FIRE HYDRANT |
| ⊙ | EXISTING POWER POLE |
| ⊙ | EXISTING GUY WIRE |
| ⊙ | EXISTING GAS VALVE |
| ⊙ | EXISTING SIGN |
| ⊙ | EXISTING TELEPHONE RISER |
| ⊙ | EXISTING IRRIGATION STAND PIPE |
| ⊙ | CROSS SECTION LETTER |
| ⊙ | SHEET WHERE SECTION IS FOUND |
| 600' R. | RADIUS LENGTH |
| B.O.C. | BACK OF CURB |
| F.O.C. | FACE OF CURB |
| HCS | HOUSE CONNECTION SERVICE |
| MH# | PROPOSED SEWER MANHOLE NUMBER |
| HP | HIGH POINT |
| LP | LOW POINT |
| GB | GRADE BREAK |
| INT | INTERSECTION |
| INV | INVERT |
| CAR | CHANNEL ACCESS RAMP (15' WIDE AT 15% MAX SLOPE) |

AREA TABULATION:

- GROSS SITE AREA = 12,068,586.37 S.F. OR 277.057 AC.
- NET AREA (LOTS 1-18) = 10,172,907.98 S.F. OR 233.537 AC.
- TRACT A (PRIVATE ROADWAY) = 475,726.00 S.F. OR 10.921 AC.
- TRACT B (PRIVATE DRAINAGE) = 928,795.79 S.F. OR 21.322 AC.
- TRACT C (PROPOSED WELLSITE/STORAGE TANK) = 49,500.00 S.F. OR 1.136 AC.
- TRACT D (RAILROAD TRACT) = 396,685.34 S.F. OR 9.106 AC.
- PROPOSED 12' ADDITIONAL R/W IN SUNSHINE BOULEVARD = 2,130.10 S.F. OR 0.048 AC.
- EXISTING 33' LA PALMA R/W = 38,797.73 S.F. OR 0.890 AC.
- EXISTING 12' R/W DEDICATION IN SUNSHINE BOULEVARD = 4,043.43 S.F. OR 0.092 AC.



NO.	REVISION	DATE

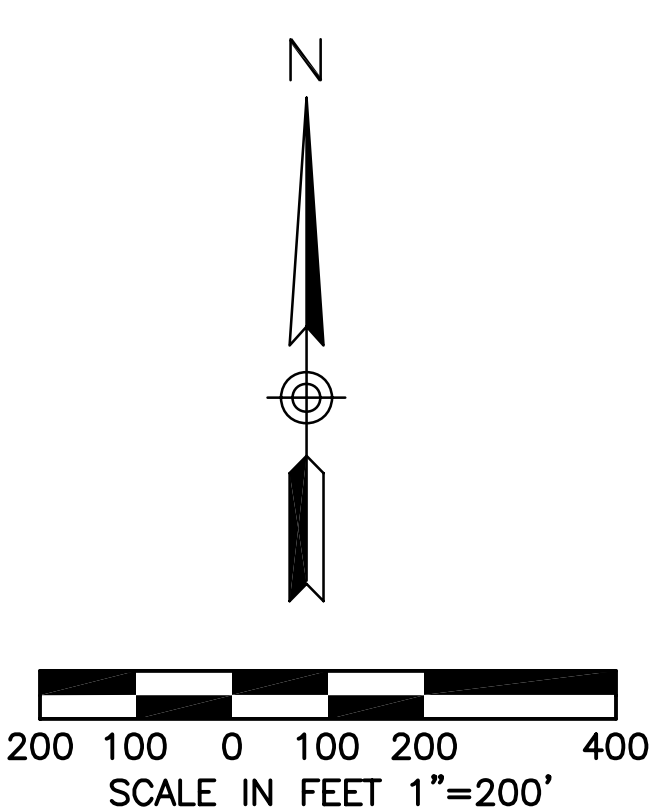
SUNSHINE BUSINESS PARK
MASTER CIVIL INFRASTRUCTURE SCHEMATIC
COVER SHEET
PREPARED FOR
WALTON DEVELOPMENT & MANAGEMENT, INC.
4800 N. SCOTTSDALE ROAD, SUITE 4000
SCOTTSDALE, AZ. 85251

OPTIMUS
CIVIL DESIGN GROUP
4650 E. COTTON CENTER BLVD., SUITE 240
PHOENIX, ARIZONA 85040
PH: (602) 286-9300 FAX: (602) 286-9400

DESIGNED: GRB
DRAWN: GRB
CHECKED: JDB
DATE: 12/06/11
JOB NO.: 101132

DRAWING NO
C-1
1 OF 10

USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY OPTIMUS CIVIL DESIGN GROUP. OPTIMUS CIVIL DESIGN GROUP SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.



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[illegible]

SUNSHINE BUSINESS PARK MASTER CIVIL INFRASTRUCTURE SCHEMATIC MASTER GRADING PLAN

WALTON DEVELOPMENT & MANAGEMENT, INC.
4800 N. SCOTTSDALE ROAD, SUITE 4000
SCOTTSDALE, AZ. 85251

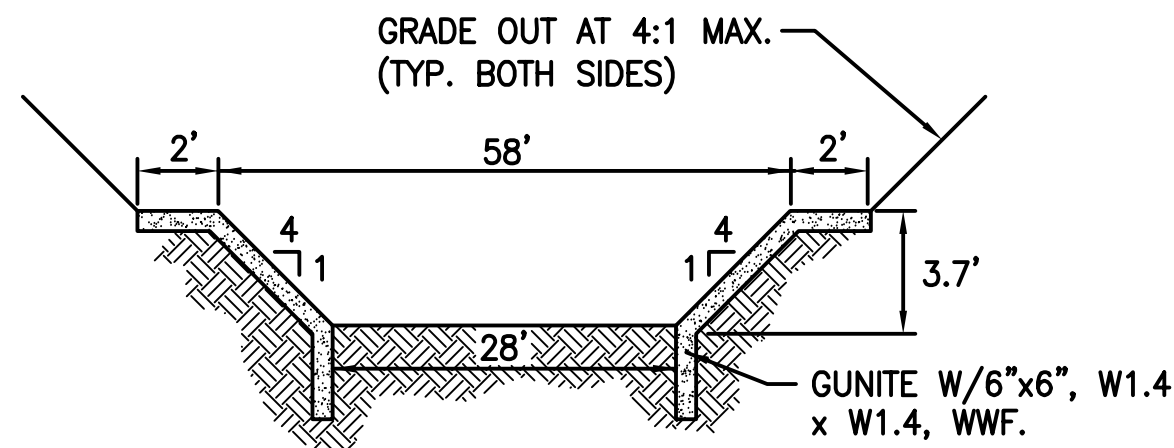


4650 E. COTTON CENTER BLVD.
SUITE 240
PHOENIX, AZ 85040
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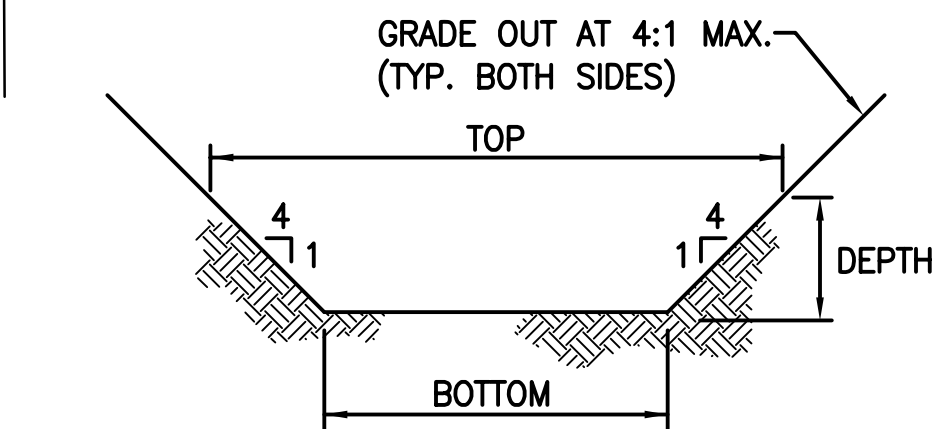
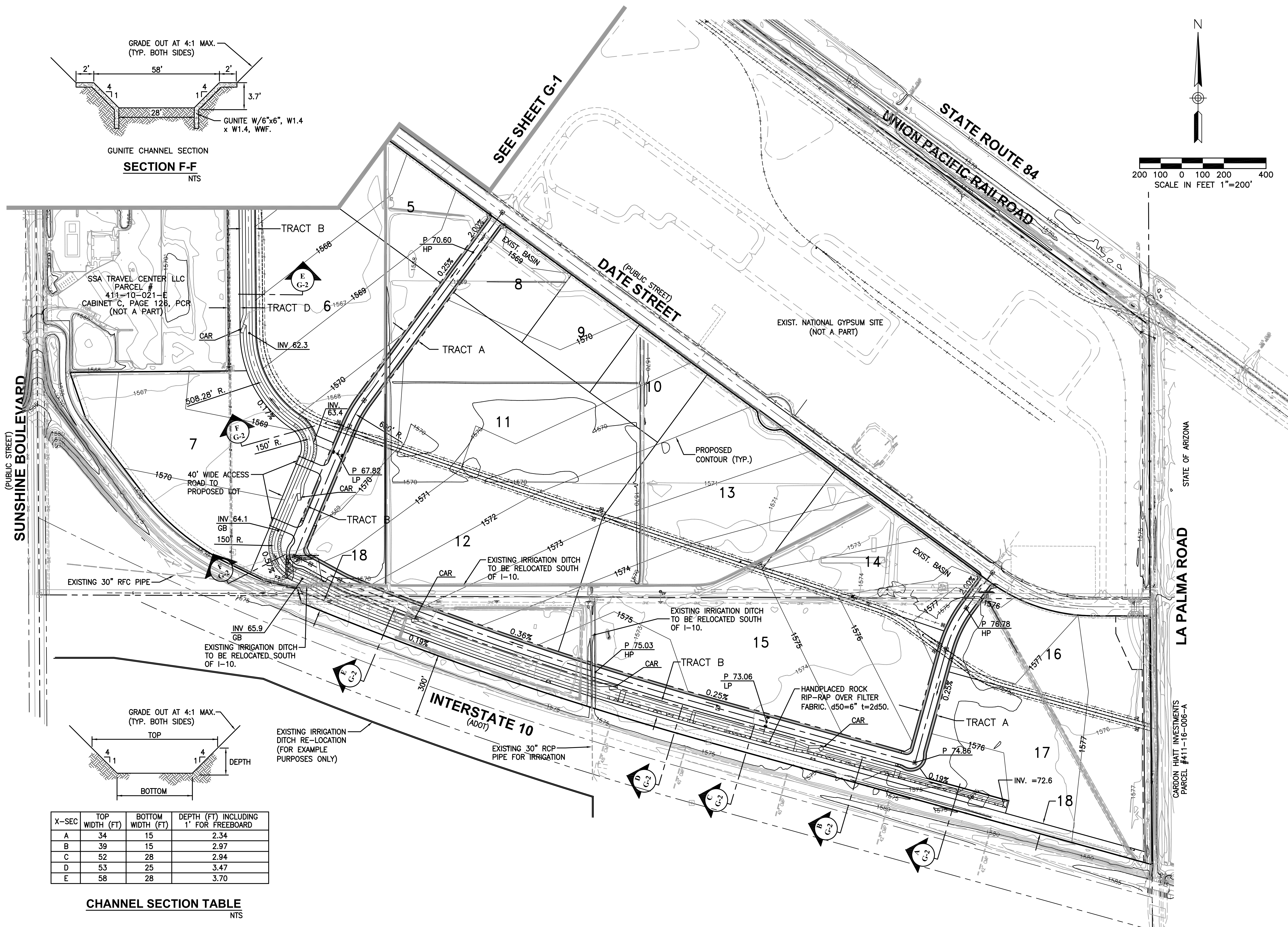
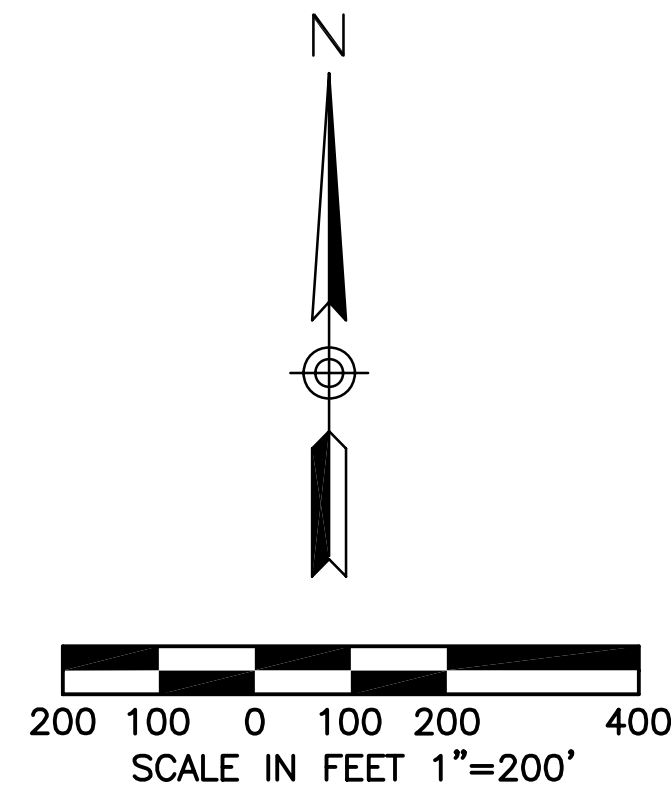
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G-1



GUNITING CHANNEL SECTION
SECTION F-F
NTS



X-SEC	TOP WIDTH (FT)	BOTTOM WIDTH (FT)	DEPTH (FT) INCLUDING 1' FOR FREEBOARD
A	34	15	2.34
B	39	15	2.97
C	52	28	2.94
D	53	25	3.47
E	58	28	3.70

CHANNEL SECTION TABLE
NTS

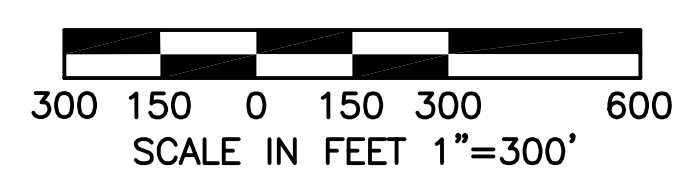
NO.	REVISION	DATE

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MASTER GRADING PLAN
PREPARED FOR
WALTON DEVELOPMENT & MANAGEMENT, INC.
4800 N. SCOTTSDALE ROAD, SUITE 4000
SCOTTSDALE, AZ. 85251

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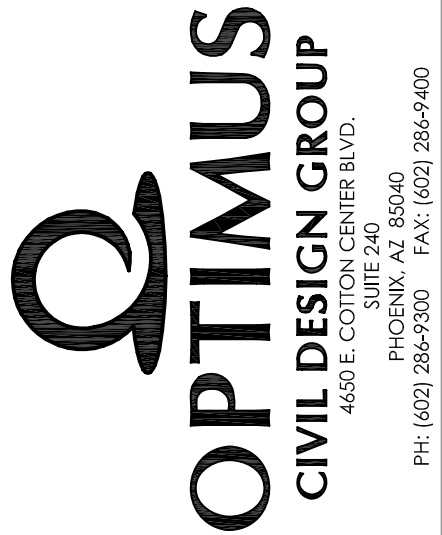


LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°05'27"W	170.70'
L2	S89°46'44"W	33.00'
L3	N89°57'46"E (M) N89°47'44"E (R)	12.00'(M&R)

- 1 PROPOSED 8'x20' PYLON SIGN EASEMENT
(SEE PLAN VIEW FOR LOCATION, SEE DETAIL 1 ABOVE FOR CLARIFICATION)
- 2 EXIST. 12' GAS EASEMENT, 2007-140460, PCR.
- 3 80' R/W. MAP OF DEDICATION, CABINET H, SLIDE 37, PCR.
- 4 EXIST. 10' P.U.E. MAP OF DEDICATION, CABINET H, SLIDE 37, PCR.
- 5 20' ROADWAY AND UTILITY CONSTRUCTION ESMT. AND
MAINTENANCE AGREEMENT, 2007-009791, PCR.
- 6 8' ELEC. ESMT., 2000-048122, PCR.
- 7 100' AGREEMENT REGARDING ESMT., INSTRUMENT NO. 2000-015946, PCR.
- 8 UTILITIES ESMT., INSTRUMENT NO. 2000-015945, PCR.
- 9 EXIST. 12' OF ADDITIONAL R/W AS SHOWN ON ALTA SURVEY
PREPARED BY EPS GROUP, INC. JOB NO. 06-031, DATED 6/23/09.
- 10 AGREEMENT FOR PROJECT WATER SERVICE, DKT. 1670, PG. 31, DKT.
1857, PG. 23, INSTRUMENT NO. 1996-001435, INSTRUMENT NO.
2000-15943 & INSTRUMENT NO. 2007-004535, PCR. THIS IS A
BLANKET EASEMENT.
- 11 40' ELEC. ESMT., DKT. 334, PG. 587, PCR.
- 12 WELL SITE LOCATION (EXCEPTION) DKT. 1239, PG. 329, PCR.
- 13 50' R/W PER DKT. 520, PG. 209, PCR.
- 14 5' ELECTRIC ESMT. DKT. 183, PG. 164, PCR.
- 15 ESTABLISHMENT OF ROADWAY, DKT. 375, PG. 572, PCR.
- 16 PROPOSED 30' RAILROAD EASEMENT.
- 17 PROPOSED 75' RAILROAD EASEMENT.
- 18 40' ROADWAY PER BK 59, PG 288, PCR.
- 19 20' PUE PER CABINET C, SLIDE 126, PCR.
- 20 COMMUNICATION ESMT. CENTERLINE (UNDEFINED WIDTH) MAP OF
DEDICATION, CABINET H, SLIDE 37, PCR, AS SHOWN HEREON.
- 21 25' GAS EASEMENT.
- 22 30' GAS EASEMENT.
- 23 12' ADDITIONAL R/W FOR PROPOSED RIGHT TURN LANE.

[illegible]

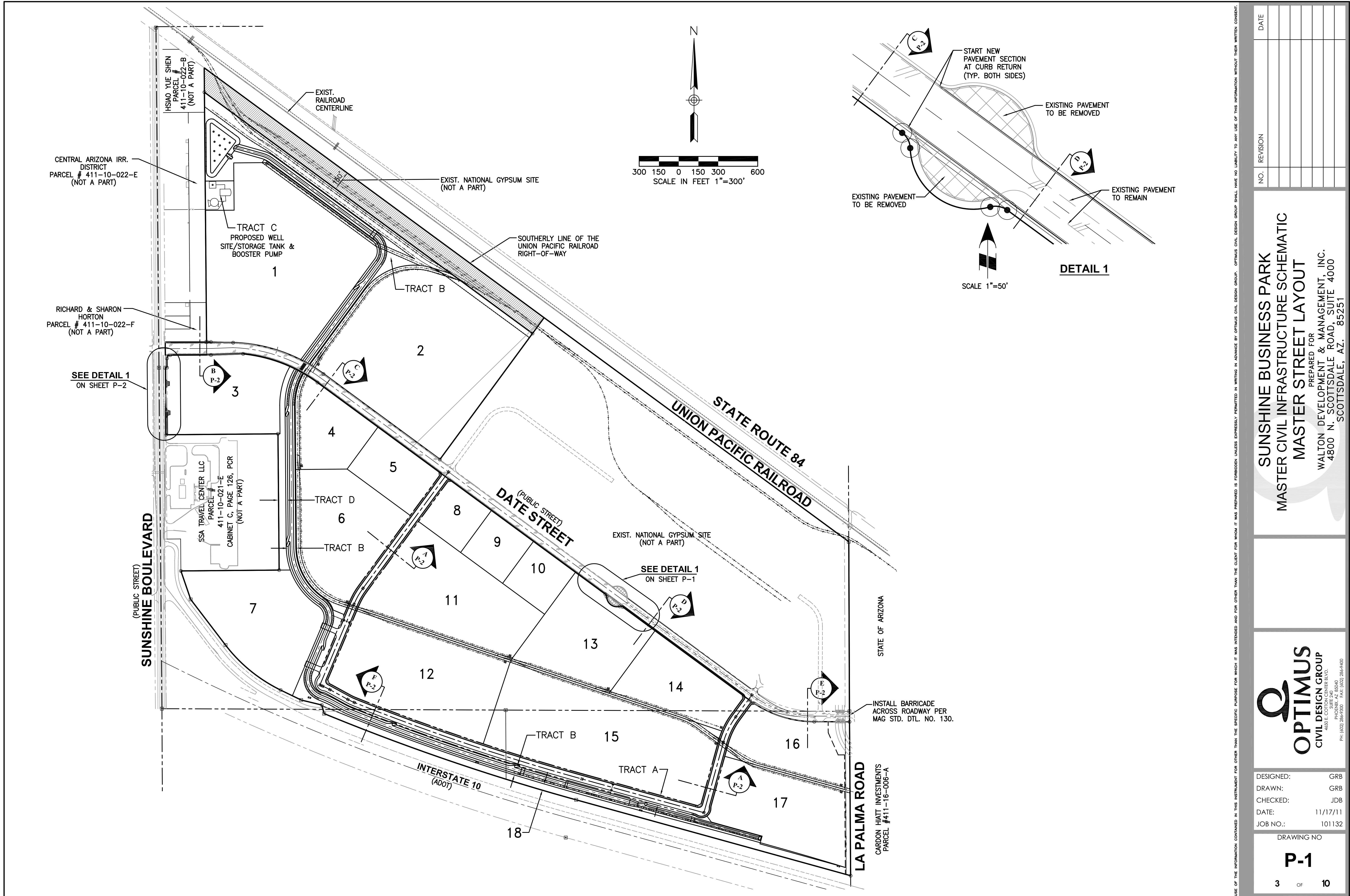
SUNSHINE BUSINESS PARK
MASTER CIVIL INFRASTRUCTURE SCHEMATIC
MASTER LOT AREA PLAN
PREPARED FOR
WALTON DEVELOPMENT & MANAGEMENT, INC.
4800 N. SCOTTSDALE ROAD, SUITE 4000
SCOTTSDALE, AZ. 85251



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L-1



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NO.	REVISION	DATE

SUNSHINE BUSINESS PARK
MASTER CIVIL INFRASTRUCTURE SCHEMATIC
MASTER STREET LAYOUT
PREPARED FOR
WALTON DEVELOPMENT & MANAGEMENT, INC.
4800 N. SCOTTSDALE ROAD, SUITE 4000
SCOTTSDALE, AZ. 85251



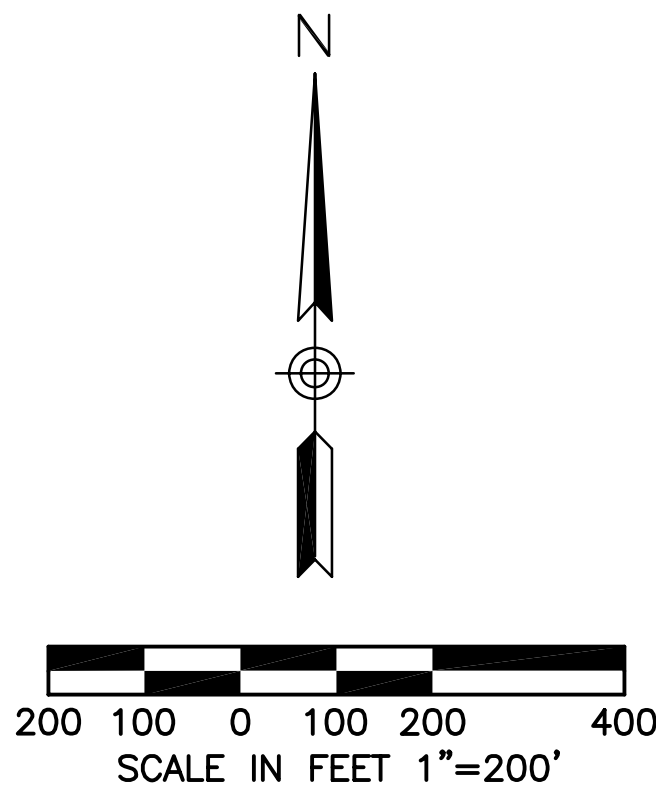
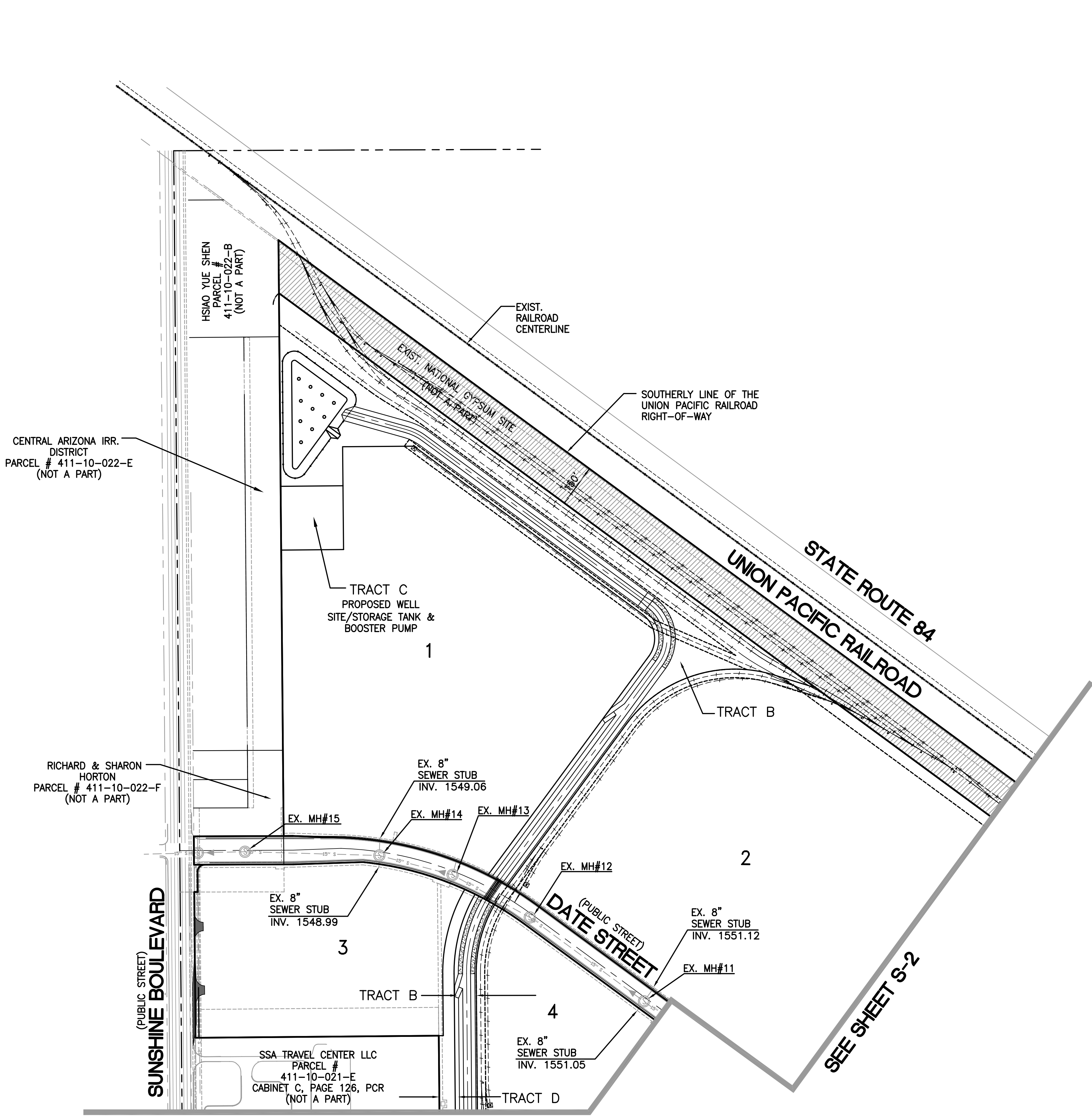
OPTIMUS
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PHOENIX, AZ 85040
PH: (602) 286-9300 FAX: (602) 286-9400

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DRAWING NO

P-1

3 OF 10



POTENTIAL OFFSITE SEWER AUGMENTATION

NEW 10" GRAVITY SEWER TO BE INSTALLED IN HINTON STREET BETWEEN SOUTH MAIN STREET AND EAST BEECH STREET. ACTUAL LENGTH AND POSSIBLE MANHOLES NEEDED ARE UNKNOWN AT THIS TIME.

NOTE:

THE SEWER ALIGNMENT AND INVERTS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION FROM EXISTING PLANS. ACTUAL SURVEYS AND AS-BUILTS HAVE NOT BEEN PERFORMED TO SUBSTANTIATE THE FINAL ALIGNMENT AND INVERTS. CONSEQUENTLY THIS LAYOUT SHOULD BE CONSIDERED AT BEST PRELIMINARY.

WASTE WATER FLOWS-DESIGN DATA

AVERAGE DAILY FLOW (ADF): 240 ACRES x 1,000 GPD/AC.= 240,000 GAL/DAY

PEAK FLOW (PF): 250,000 X 3 = 720,000 GAL/DAY= 1.11 CFS

8" @ 0.34% ~ CAPACITY ~ 0.75 CFS @ d/D = 0.50 CAPACITY ~ 0.37 CFS
10" @ ____% ~ CAPACITY ~ ____ CFS @ d/D = ____ CAPACITY ~ ____ CFS

ESTIMATED PIPE QUANTITIES

8" 5,035 L.F.
10" ____ L.F.

SUNSHINE BUSINESS PARK
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MASTER SEWER LAYOUT
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PHOENIX, AZ. 85040
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DRAWING NO
S-1
7 OF 10

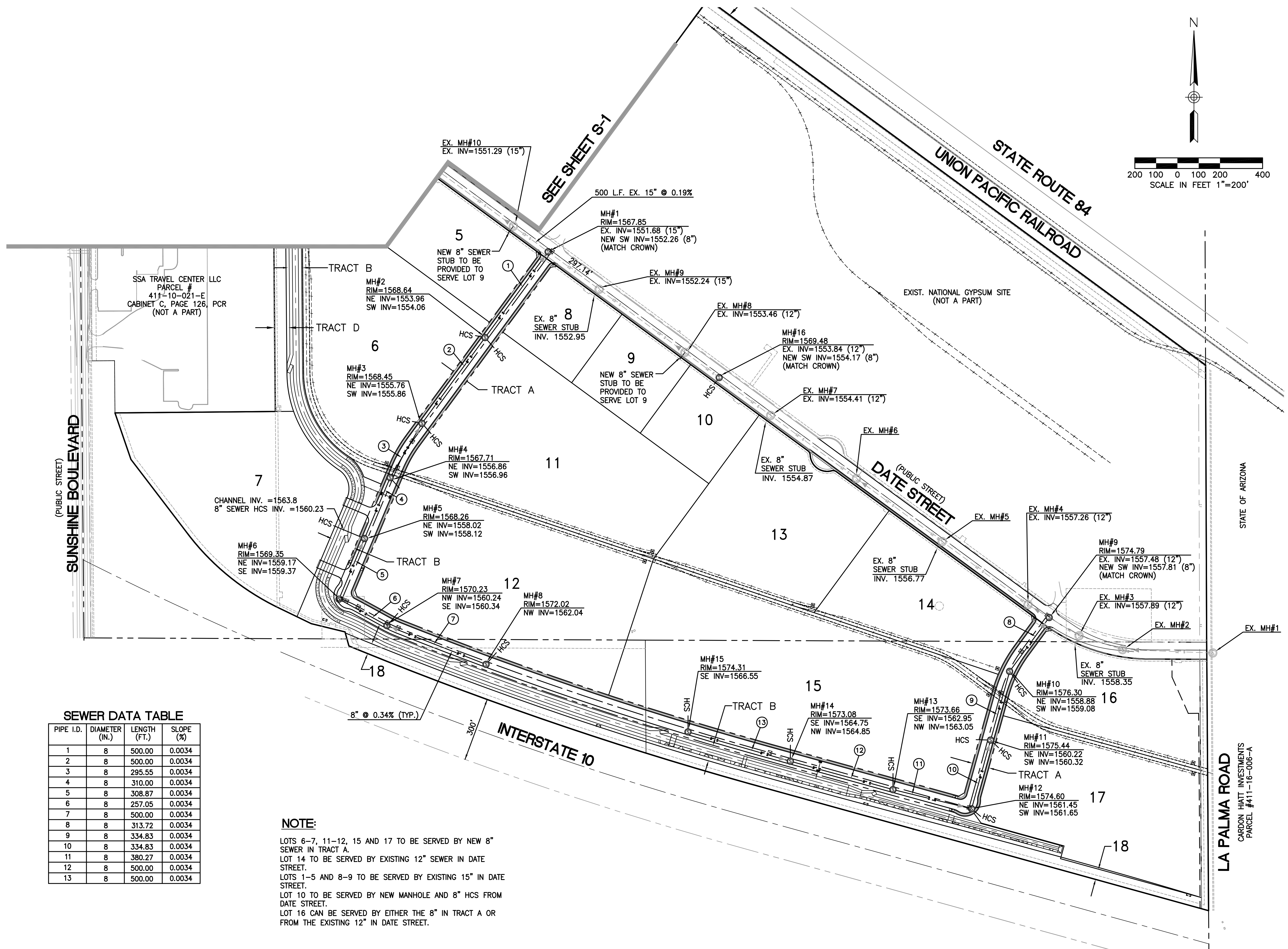
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SEWER DATA TABLE

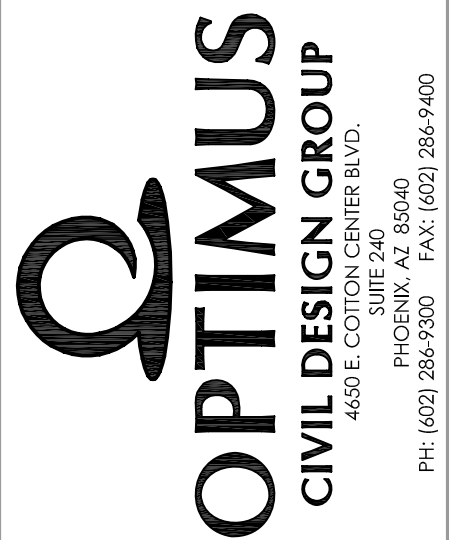
PIPE I.D.	DIAMETER (IN.)	LENGTH (FT.)	SLOPE (%)
1	8	500.00	0.0034
2	8	500.00	0.0034
3	8	295.55	0.0034
4	8	310.00	0.0034
5	8	308.87	0.0034
6	8	257.05	0.0034
7	8	500.00	0.0034
8	8	313.72	0.0034
9	8	334.83	0.0034
10	8	334.83	0.0034
11	8	380.27	0.0034
12	8	500.00	0.0034
13	8	500.00	0.0034

NOTE:

LOTS 6-7, 11-12, 15 AND 17 TO BE SERVED BY NEW 8" SEWER IN TRACT A.
LOT 14 TO BE SERVED BY EXISTING 12" SEWER IN DATE STREET.
LOTS 1-5 AND 8-9 TO BE SERVED BY EXISTING 15" IN DATE STREET.
LOT 10 TO BE SERVED BY NEW MANHOLE AND 8" HCS FROM DATE STREET.
LOT 16 CAN BE SERVED BY EITHER THE 8" IN TRACT A OR FROM THE EXISTING 12" IN DATE STREET.



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DRAWING NO

S-2

8 OF 10

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NOTE:
THIS IS A GENERAL BACKBONE ONSITE DISTRIBUTION
SYSTEM. DETAILED VALVING & SERVICES WILL BE
DESIGNED DURING DETAILED PLAN REVIEW.

PROPOSED NEW STORAGE TANK: ~1.2 M. GALLONS.

BOOSTER PUMPS: 4,700-5,000 GPM-
FOR FIRE FLOW AND DOMESTIC DEMAND.

PLUS: POWER BACKUP

ONSITE WELL: PREFERABLY TO BE CONSTRUCTED WITHIN THE
TRACT C.

CENTRAL ARIZONA IRR.
DISTRICT
PARCEL # 411-10-022-E
(NOT A PART)

RICHARD & SHARON
HORTON
PARCEL # 411-10-022-F
(NOT A PART)

(PUBLIC STREET)
SUNSHINE BOULEVARD

HSIAO YUE SHEN
PARCEL #
411-10-022-B
(NOT A PART)

TRACT C
PROPOSED WELL
SITE/STORAGE TANK &
BOOSTER PUMP

1

EXIST. 8" STUB.
FIELD LOCATE AND
CONNECT FOR FIRE
SERVICE TO LOT 1

2

EXIST. 8" STUB.
FIELD LOCATE AND
CONNECT FOR FIRE
SERVICE TO LOT 2

EXIST. 8" STUB.
FIELD LOCATE AND
CONNECT FOR FIRE
SERVICE TO LOT 4

4

SSA TRAVEL CENTER LLC
PARCEL #
411-10-021-E
CABINET C, PAGE 126, PCR
(NOT A PART)

TRACT B

TRACT D

5

EXIST. 8" STUB.-
FIELD LOCATE AND
CONNECT FOR FIRE
SERVICE TO LOT 5

EXIST. NATIONAL GYPSUM SITE
(NOT A PART)

EXIST.
RAILROAD
CENTERLINE

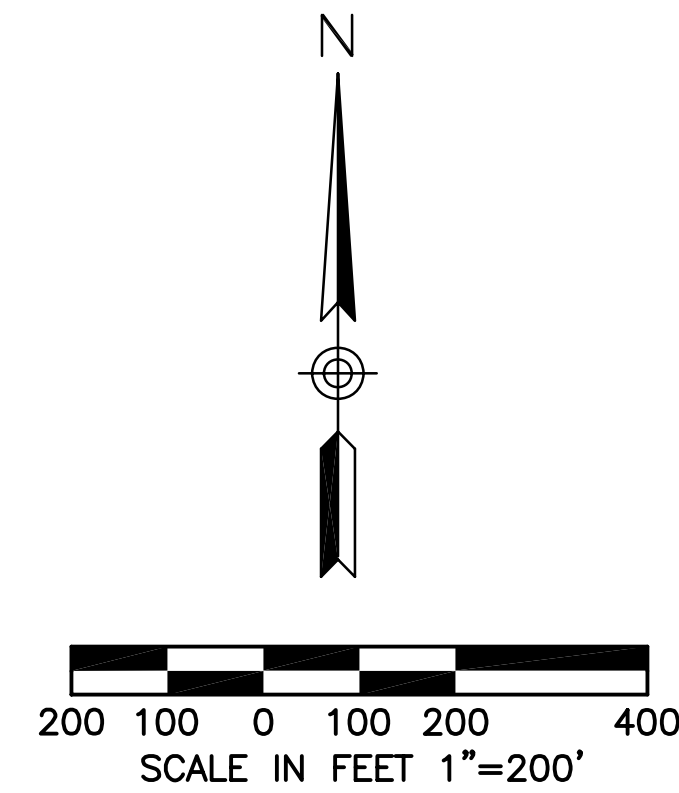
SOUTHERLY LINE OF THE
UNION PACIFIC RAILROAD
RIGHT-OF-WAY

UNION PACIFIC RAILROAD
STATE ROUTE 84

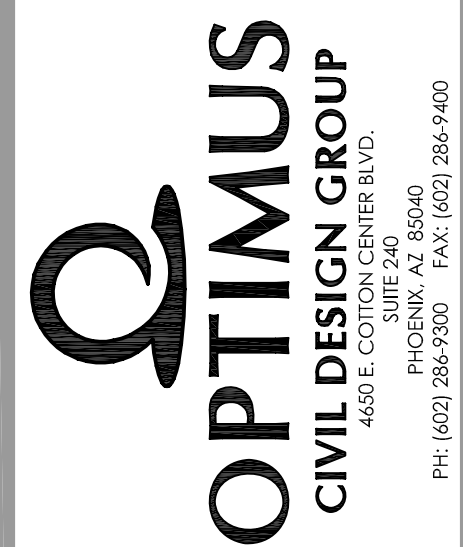
(PUBLIC STREET)
DATE STREET

SEE SHEET W-2

NOTE:
EACH LOT IS TO BE PROVIDED WITH A 8" FIRE SERVICE STUB AND
A 2" POTABLE WATER SERVICE STUB.



SUNSHINE BUSINESS PARK
MASTER CIVIL INFRASTRUCTURE SCHEMATIC
MASTER WATER LAYOUT
PREPARED FOR
WALTON DEVELOPMENT & MANAGEMENT, INC.
4800 N. SCOTTSDALE ROAD, SUITE 4000
SCOTTSDALE, AZ. 85251



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W-1

5 OF 10

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—TRACT B

TRACT D

7

PROPOSED 8" FIRE
SERVICE STUBS FOR
LOT 7

-TRACT B

—18

~~FIELD LOCATE AND-
CONNECT TO EXIST.
12" WATER LINE~~

300'

1. 8" STUB.
2. LOCATE AND
3. CONNECT FOR FIRE
4. SERVICE TO LOT 9.

11

8

INTERSTATE 10
(ADOT)

—TRACT B

13

— EXIST. 8" STUB.
FIELD LOCATE AND
CONNECT FOR FIRE
SERVICE TO LOT 13.

10

EXIST. NATIONAL GYPSUM SITE
(NOT A PART)

EXIST. 8" STUB.
FIELD LOCATE AND
CONNECT FOR FIRE
SERVICE TO LOT 14.

14

16

17

18

~~FIELD LOCATE AND-
CONNECT TO EXIST.
12" WATER LINE~~

LA PALMA ROAD

STATE OF ARIZONA

SEE SHEET W-1

STATE ROUTE 84
PACIFIC RAILROAD

SUNSHINE BUSINESS PARK MASTER CIVIL INFRASTRUCTURE SCHEMATIC MASTER WATER LAYOUT

WALTON DEVELOPMENT & MANAGEMENT, INC.
4800 N. SCOTTSDALE ROAD, SUITE 4000
SCOTTSDALE, AZ. 85251



OPTIMUS
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