

FEMA INFORMATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE: X IS DEFINED AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF TEN GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
EXCEPT THAT PORTION OF SAID WEST HALF OF THE SOUTHWEST QUARTER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST COMER OF SAID SECTION 20;
THENCE NORTH 0 DEGREES 52 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 1415.07 FEET;
THENCE SOUTH 89 DEGREES 38 MINUTES 02 SECONDS EAST A DISTANCE OF 1324.44 FEET;
THENCE SOUTH 0 DEGREES 52 MINUTES 41 SECONDS EAST TO THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 1415.07 FEET;
THENCE NORTH 89 DEGREES 38 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1324.44 FEET TO THE SOUTHWEST COMER, BEING THE TRUE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:

LINE DESCRIPTION

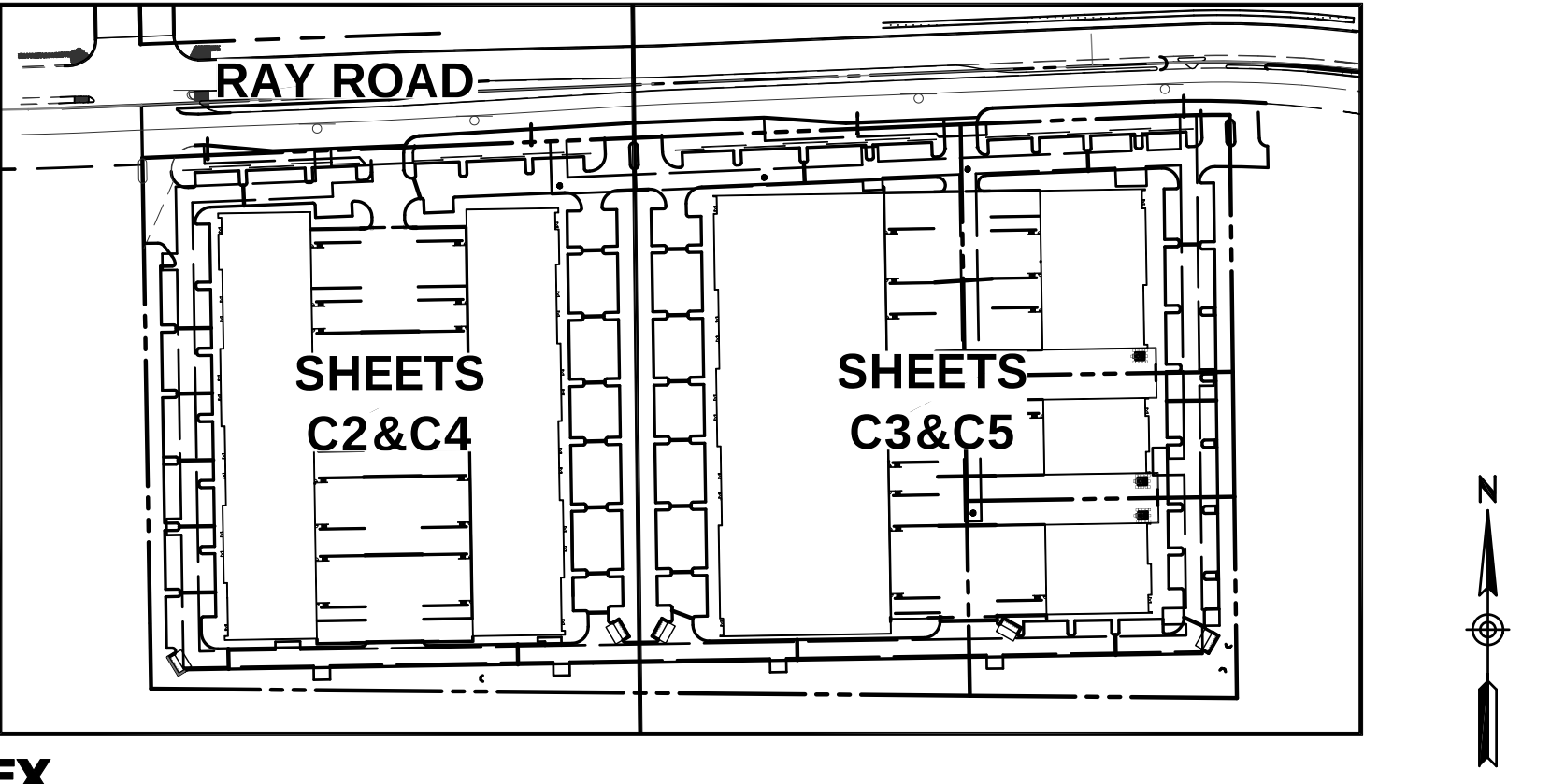
COMMENCING AT A 1 INCH REBAR MARKING THE WEST QUARTER COMER OF SAID SECTION 20 FROM WHICH A WILLIAMS AIR FORCE BASE (W.A.F.B.) BRASS CAP MARKING THE SOUTHWEST COMER OF SAID SECTION 20 BEARS SOUTH 0 DEGREES 56 MINUTES 06 SECONDS EAST 2629.52 FEET;
THENCE ALONG THE WEST LINE OF SAID SECTION 20 SOUTH 0 DEGREES 56 MINUTES 06 SECONDS EAST 424.27 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 87 DEGREES 51 MINUTES 49 SECONDS EAST 979.05 FEET;
THENCE FROM A LOCAL TANGENT BEARING OF NORTH 89 DEGREES 52 MINUTES 51 SECONDS EAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 7879.44 FEET, A LENGTH OF 1699.77 FEET TO THE POINT OF ENDING ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 20 FROM WHICH A GENERAL LAND OFFICE (G.L.O.) BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20 BEARS SOUTH 0 DEGREES 27 MINUTES 46 SECONDS EAST 2450.09 FEET.

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER	P	PAVEMENT
B/C	BACK OF CURB	PAE	PUBLIC ACCESS EASEMENT
BOT	BOTTOM	PDE	PUBLIC DRAINAGE EASEMENT
BRW	BOTTOM OF RETAINING WALL	R	PROPERTY LINE
BVC	BEGINNING OF VERTICAL CURVE	POB	POINT OF BEGINNING
C	CONCRETE	POC	POINT OF COMMENCEMENT
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CF	CUBIC FEET	PUFE	PUBLIC UTILITY FACILITIES EASEMENT
C&G	CURB & GUTTER	PVI	POINT OF VERTICAL INTERSECTION
CY	CUBIC YARD	PVMT	PAVEMENT
DE	DRAINAGE EASEMENT	P\C	PAVEMENT/CONCRETE
DW	DRYWELL	RCW	RECLAIMED WATER
EA	EACH	R/W	RIGHT OF WAY
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
ESMT	EASEMENT	SS	SANITARY SEWER
EVC	END OF VERTICAL CURVE	S/W	SIDEWALK
EX	EXISTING	STA	STATION
EXG	EXISTING GRADE	SY	SQUARE YARDS
F/C	FACE OF CURB	TC	TOP OF CURB
FF	FINISH FLOOR	TEL	TELEPHONE
FG	FINISH GRADE	TF	TOP OF FOOTING
FL	FLOWLINE	THR	TOP OF HANDRAIL
FT/FT	FOOT PER FOOT	TPOB	TRUE POINT OF BEGINNING
FM	FORCE MAIN	TRW	TOP OF RETAINING WALL
G	GUTTER	TS	TRAFFIC SIGNAL
GB	GRADE BREAK	TW	TOP OF WALL
GR	GRATE	UGFO	UNDERGROUND FIBER OPTIC
HP	HIGH POINT	UGE	UNDERGROUND ELECTRIC
HW	HIGH WATER	UGT	UNDERGROUND TELEPHONE
IE	INVERT ELEVATION	UTS	UNDERGROUND TRAFFIC SIGNAL
IRR	IRRIGATION	VCP	VITRIFIED CLAY PIPE
LF	LINEAR FEET	VG	VALLEY GUTTER
LIE	LANDSCAPE IRRIGATION EASEMENT	VNAE	VEHICULAR NON-ACCESS EASEMENT
LP	LOW POINT	VOL	VOLUME
MCR	MARICOPA COUNTY RECORDER	VP	VOLUME PROVIDED
ML	MATCH LINE	VR	VOLUME REQUIRED
M	MONUMENT LINE	W	WATER
MUTE	MULTI USE TRAIL EASEMENT	WLE	WATER LINE EASEMENT
NTS	NOT TO SCALE	WTP	WATER TREATMENT PLANT
OHE	OVERHEAD ELECTRIC	WWTP	WASTEWATER TREATMENT PLANT

CONCEPTUAL GRADING,
DRAINAGE AND UTILITY PLAN
FOR
THE LANDING AT PMG PHASE I
AT THE SEC OF RAY RD & SOSSAMAN ROAD, MESA, ARIZONA

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



MAP INDEX

SHEET INDEX

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EXISTING LEGEND

RIGHT OF WAY	=====
PROPERTY LINE	-----
CENTERLINE	-----
EASEMENT LINE	-----
WATER LINE	-----
WATER LINE	-----
SANITARY SEWER LINE	-----
SPOT ELEVATION	+ 1349.16
FIRE HYDRANT	⊙
WATER VALVE	⊙
IRRIGATION CONTROL VALVE	⊙
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊙
SIGN	⊙
LIGHT POLE	⊙
ELECTRICAL RISER	⊙
ELECTRICAL CABINET	⊙

PROPOSED LEGEND

DIRECTION OF SLOPE	←
SEWER LINE	-----
WATER LINE	-----
FIRE LINE	-----
EASEMENT	-----
SAWCUT	-----
GRADE BREAK	-----
CATCH BASIN	⊙
DRYWELL	⊙
SPOT ELEVATION	90.50P
SECTION CALLOUT	⊙
FLOW LINE	-----
BACKFLOW PREVENTOR	⊙
TAPPING SLEEVE & VALVE	⊙
SANITARY SEWER CLEANOUT	⊙

OWNER

MARWEST ENTERPRISES, LLC
6710 N. SCOTTSDALE RD 140
SCOTTSDALE, ARIZONA 85253
CONTACT: DAVID MARTENS, JD/MBA
PHONE: (602) 390-5403

ARCHITECT

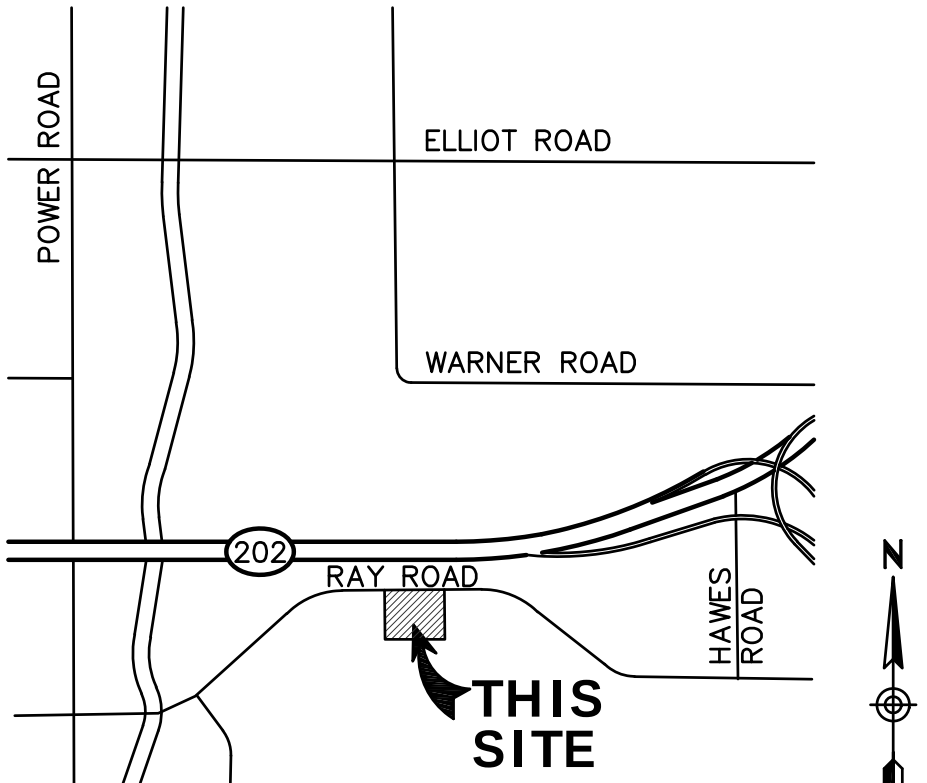
WARE MALCOMB
8181 N VIA DE NEGOCIO
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 800-5291
PHONE: (480) 767-1001
CONTACT: ERIC ZITNY, AIA
EMAIL: EZITNY@WAREMALCOMB.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: JEFF NORMAN, P.E.
EMAIL: JNORMAN@HUNTERENGINEERINGPC.COM

RETENTION CALCULATIONS

ON-SITE AREA	AREAS	20.89 AC
REQUIRED		
$V_R = (C) \times \left(\frac{P}{12}\right) \times (1)$		
$V_R = (0.90) \times \left(\frac{4}{12}\right) \times (20.89) \times (43,560)$	150,145 CF	
PROVIDED		
BASIN 1	15,200 CF	
BASIN 2	12,245 CF	
BASIN 3	64,133 CF	
BASIN 4	9,756 CF	
BASIN 5	10,343 CF	
BASIN 6	16,941 CF	
BASIN 7	8,879 CF	
96" Ø UG RETENTION - 236 LF	12,716 CF	
TOTAL	150,213 CF	
EXCESS RETENTION	68 CF	



VICINITY MAP

SITE ACREAGE

GROSS AREA = 22.93 ACRES
NET AREA = 20.89 ACRES

APN #

304-30-020J

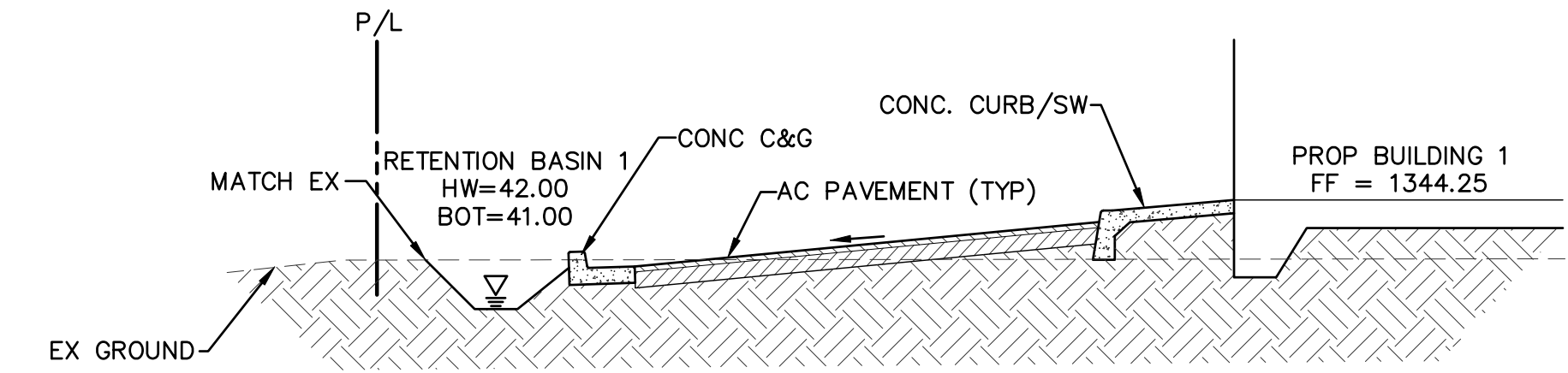
BENCHMARK

BRASS TAG ON THE TOP OF CURB AT THE NORTHEAST CORNER OF POWER ROAD & HIGHWAY 202 FREEWAY WITH AN ELEVATION OF 1324.10 (NAVD88 DATUM).

BASIS OF BEARING

N87°39'17" E AS MEASURED ALONG THE CENTERLINE OF RAY ROAD RECORDED IN BOOK 1101, PAGE 49, OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA

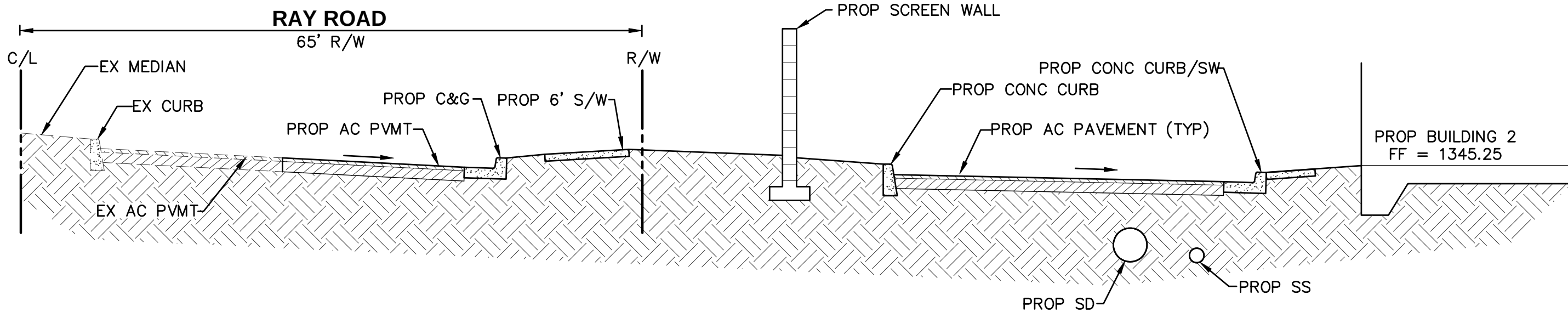
NOTE: A BLANKET CROSS ACCESS AND CROSS DRAINAGE EASEMENT WILL BE DEDICATED OVER THE ENTIRE PROJECT



A

TYPICAL SECTION

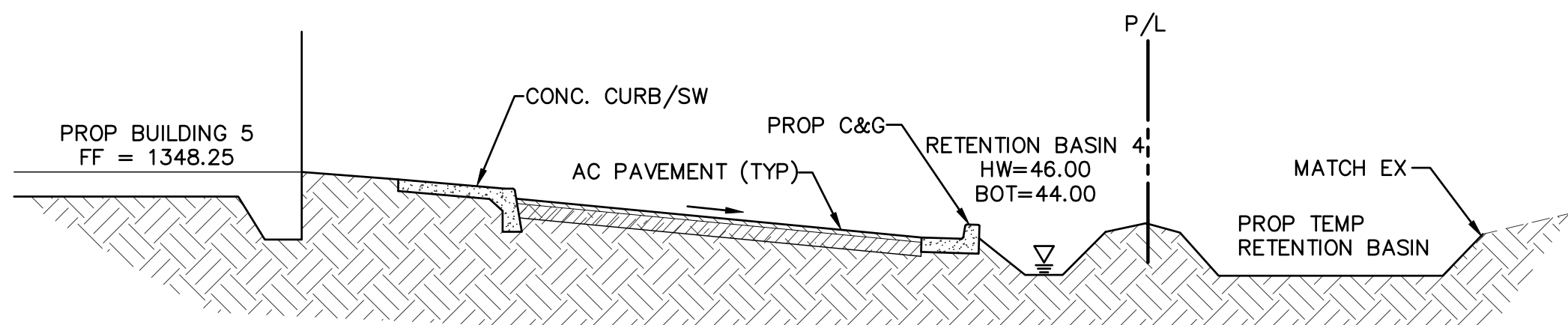
NTS



B

TYPICAL SECTION

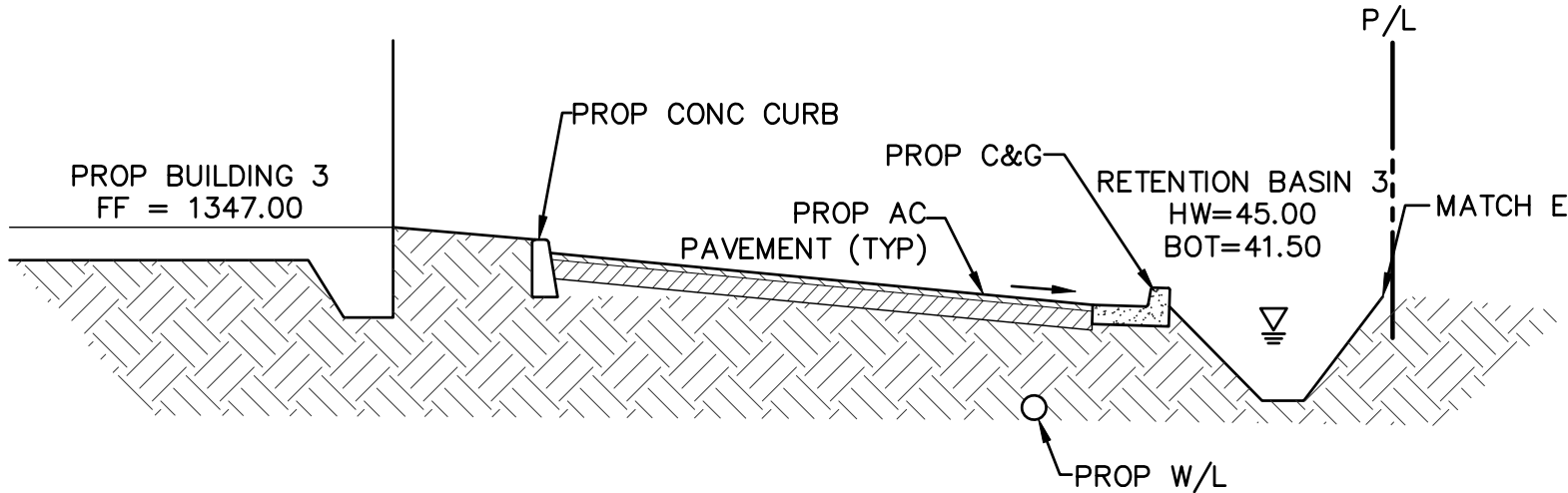
NTS



C

TYPICAL SECTION

NTS



D

TYPICAL SECTION

NTS

NO.	DATE	REVISION	BY

DESIGN BY: JUN
DRAWN BY: LEW
CHECKED BY: JUN

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

PRELIMINARY
PLANS
-
NOT FOR
CONSTRUCTION

COVER SHEET
FOR
THE LANDING AT PMG PHASE I
AT SEC OF RAY RD & SOSSAMAN RD
MESA, ARIZONA

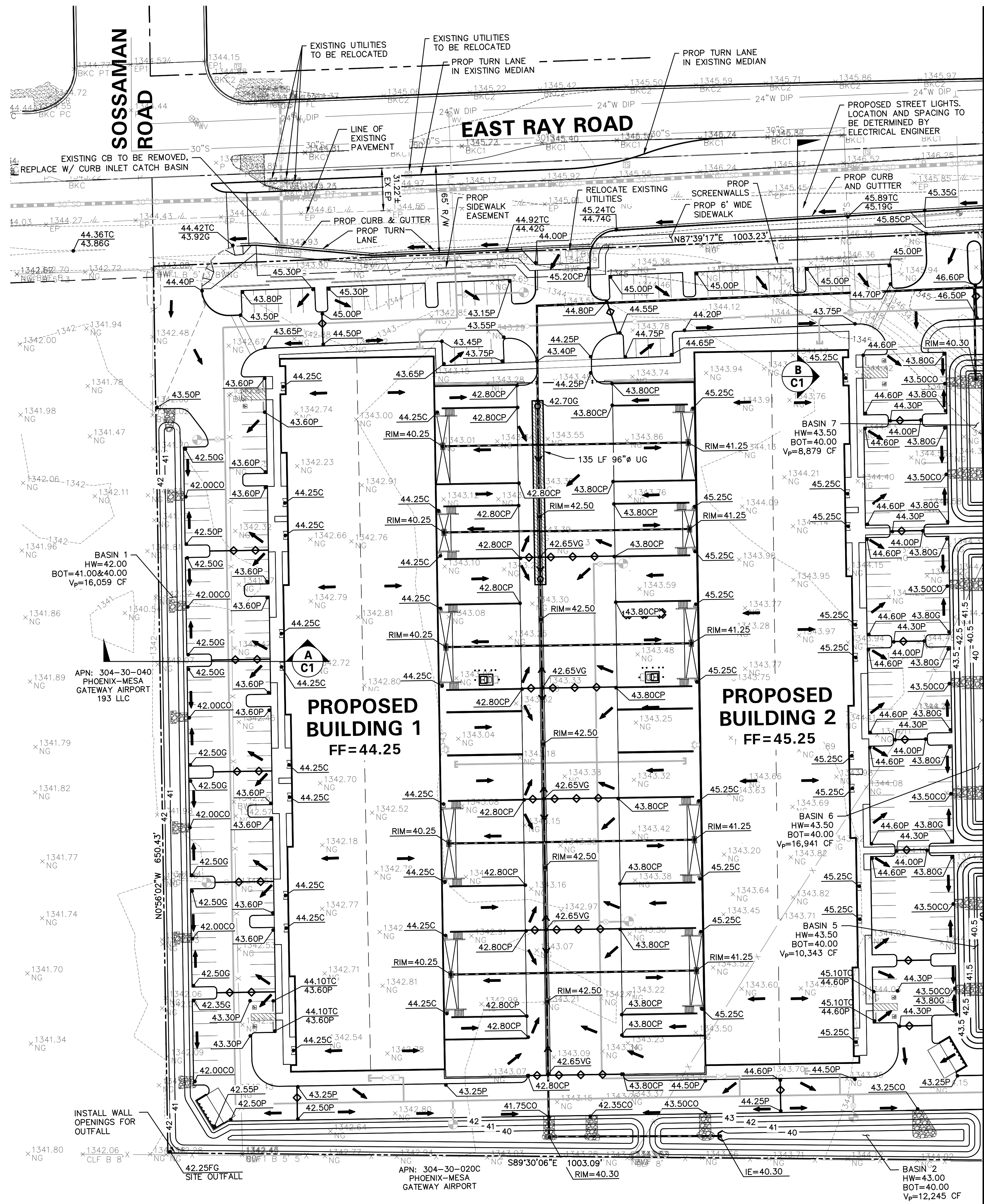
CONTACT ARIZONA B11 AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONA811
CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

HE JOB NO.:
LAND001

SCALE
NTS

SHEET
C1



CONCEPTUAL GRADING AND DRAINAGE PLAN

NO.	DATE	REVISION	BY

DESIGN BY: JLN
DRAWN BY: LEW
CHECKED BY: JLN

HUNTER
ENGINEERING
10450 NORTH 74TH STREET
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3986
F 480 991 3986

PRELIMINARY
PLANS
NOT FOR
CONSTRUCTION

CONCEPTUAL GRADING & DRAINAGE
FOR
THE LANDING AT PMG PHASE I
AT SEC OF RAY RD & SOSSAMAN RD
MESA, ARIZONA

CONTACT ARIZONA AT AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA811
CALL 811 OR VISIT ARIZONA811.COM

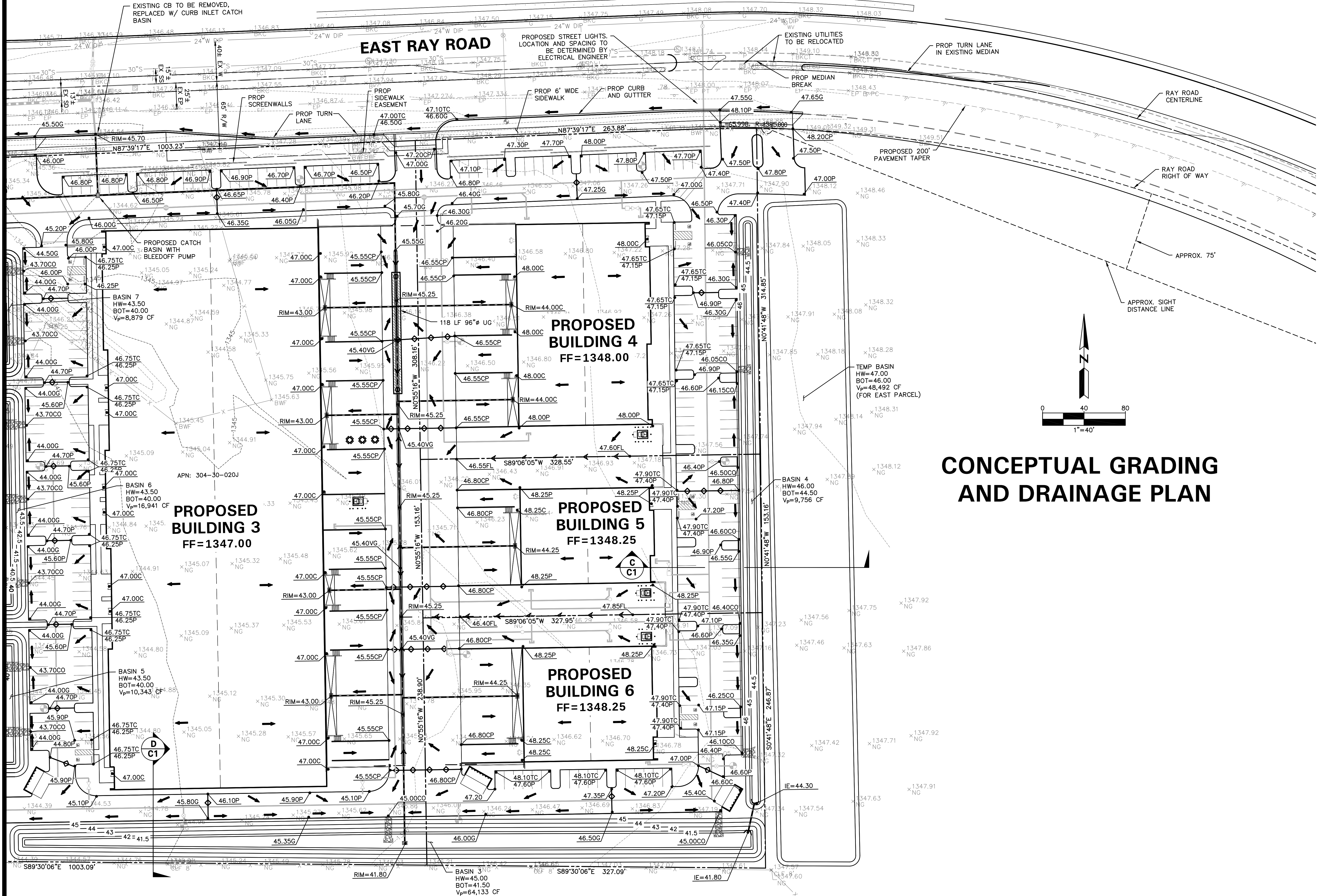
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APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

HE JOB NO.:
LAND001

SCALE
1"=40'

SHEET
C2

MATCH LINE-SEE SHEET C2



CONCEPTUAL GRADING AND DRAINAGE PLAN

NO.

DATE

REVISION

BY

DESIGN BY: JIN

DRAWN BY: LEW

CHECKED BY: JIN

2ND CONCEPT SUBMITL 3-21-18

HUNTER

ENGINEERING

10450 NORTH 74TH STREET

SUITE 200

SCOTTSDALE, AZ 85258

T 480 991 3986

F 480 991 3986

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

CONCEPTUAL GRADING & DRAINAGE

FOR

THE LANDING AT PMG PHASE I

AT SEC OF RAY RD & SOSSAMAN RD

MESA, ARIZONA

CONTACT ARIZONA 811 AT LEAST 2 FULL

WORKING DAYS BEFORE YOUR DESIGN EXPIRATION

ARIZONA811

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HE JOB NO.:

LAND001

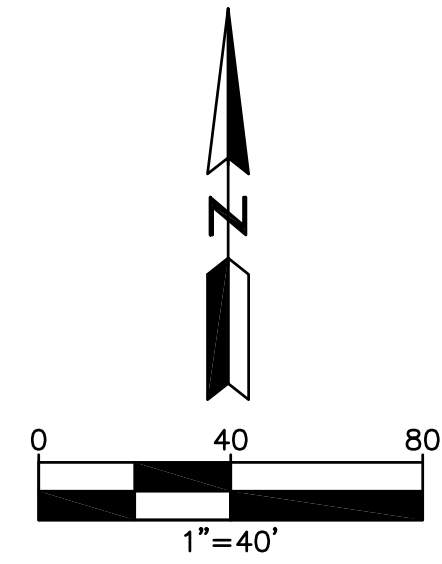
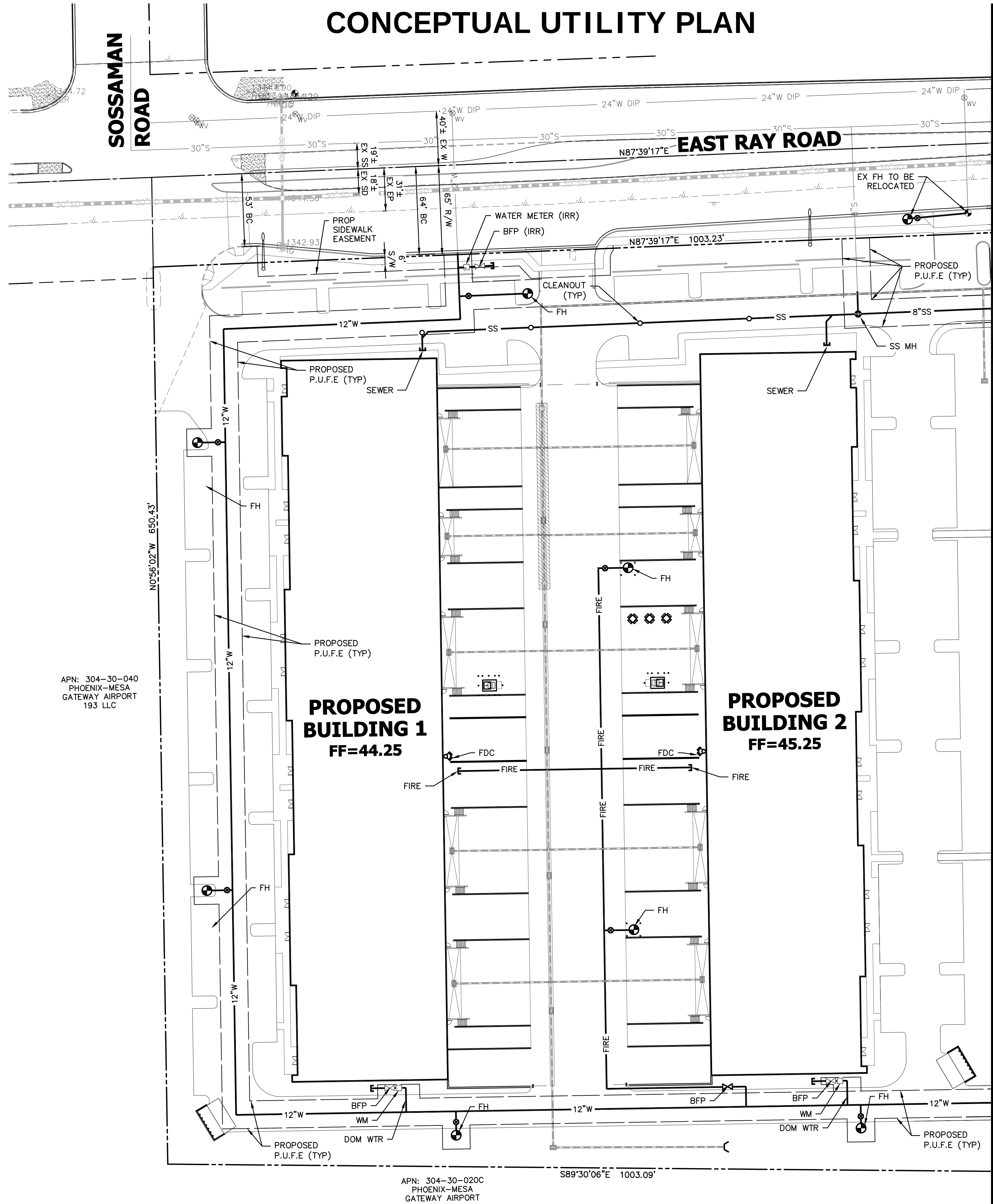
SCALE

1"=40'

SHEET

C3

3 OF 5



NO.	DATE	REVISION	BY

SUPPOSE:
2ND CONCEPT SUBMITL 3-21-18

DESIGN BY: JUN
DRAWN BY: LEW
CHECKED BY: JUN

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 100,
SCOTTSDALE, AZ 85258
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F 480 991 3986

CIVIL AND SURVEY

PRELIMINARY
PLANS
-
NOT FOR
CONSTRUCTION

CONCEPTUAL UTILITY PLANS
FOR
THE LANDING AT PMG PHASE I
AT SEC OF RAY RD & SOSSAMAN RD
MESA, ARIZONA



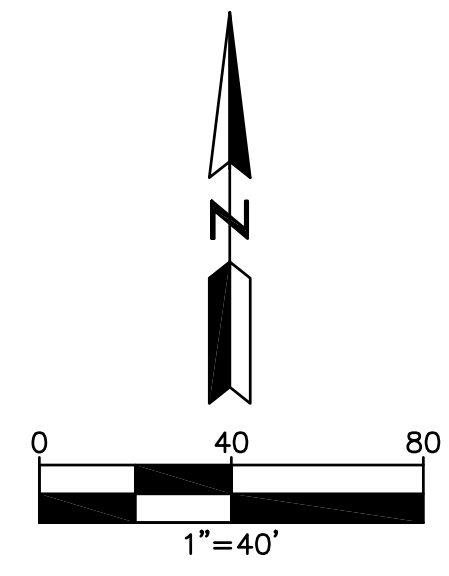
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MUNICIPALITY.

HE JOB NO.:
LAND001

SCALE
1"=40'

SHEET
C4

MATCH LINE-SEE SHEET C4



CONCEPTUAL UTILITY PLANS FOR

PRELIMINARY
PLANS
—
NOT FOR
CONSTRUCTION

HUNTER
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10450 NORTH 74TH STREET,
SUITE 200
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F 480 991 3966

DESIGN BY: JJN
DRAWN BY: LEW
CHECKED BY: JJN

[illegible]

OF 5