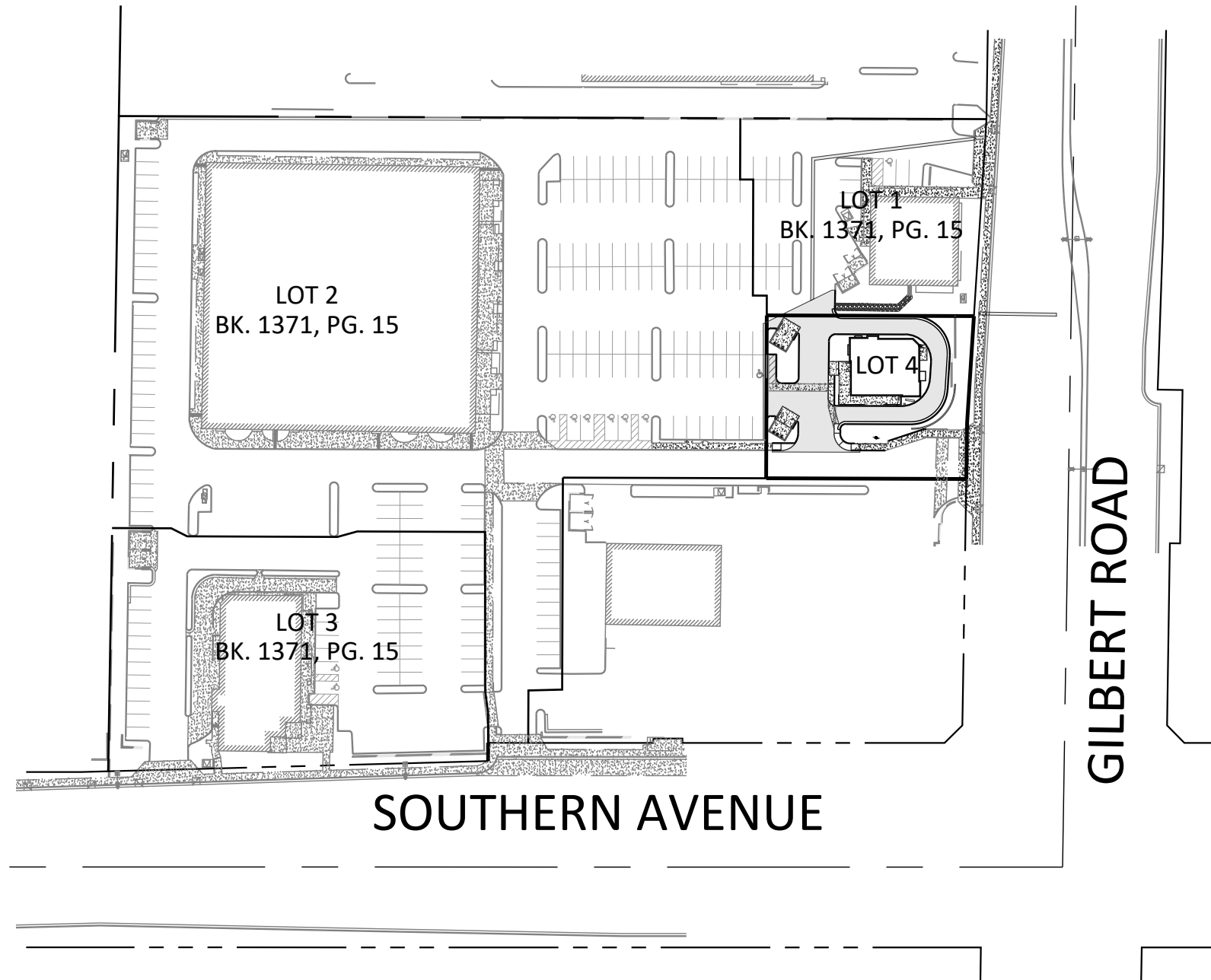


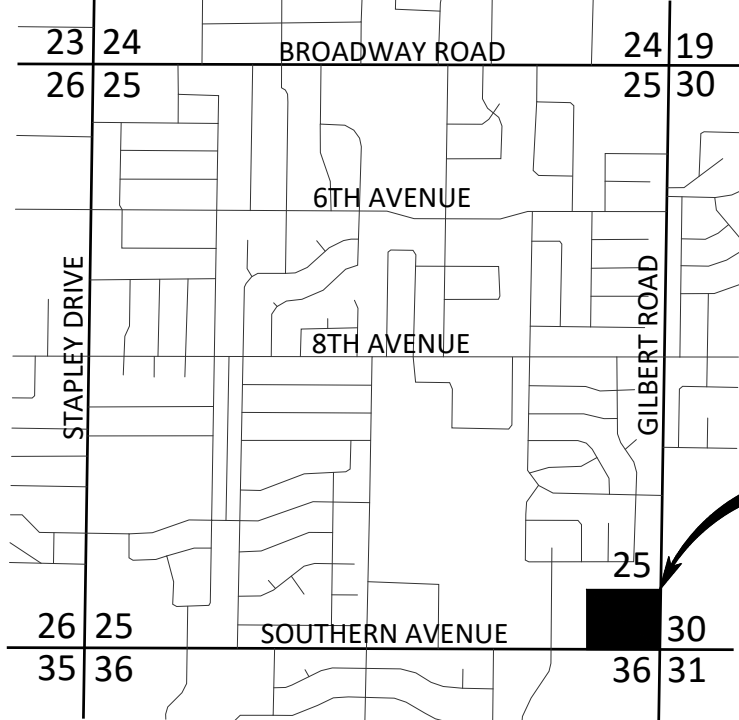
PRELIMINARY IMPROVEMENT PLAN for LOT 4 - MESA ASPIRE

1126 SOUTH GILBERT ROAD MESA, ARIZONA
A PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



PROJECT OVERVIEW

SCALE: 1"=100'



IN THE SE 1/4 OF THE SE 1/4 OF SECTION 25,
T. 1 N., R. 5 E., G. & S. R. M.,
CITY OF MESA, MARICOPA COUNTY, ARIZONA
LOCATION MAP

3" = 1 MILE

LEGEND

---	RIGHT-OF-WAY	●	NEW SEWER MANHOLE
---	PROJECT BOUNDARY LINE	○	NEW SEWER CLEANOUT
---	OTHER PARCEL LINE	⊗	NEW WATER VALVE
---	ROADWAY CENTERLINE	W	NEW WATER METER
---	EXISTING EASEMENT	BF	NEW BACKFLOW PREVENTER
---	NEW EASEMENT	●	NEW FIRE HYDRANT
---	EXISTING CONTOUR	αβ	NEW FIRE CONNECTION
---	EXISTING CONCRETE	SD	NEW STORM DRAIN MANHOLE
---	EXISTING WALL	○	SURVEY MONUMENT AS NOTED
---	NEW ASPHALT	● (99.99P)	SPOT ELEV. (EXIST. GRADE)
---	NEW CONCRETE	● (99.99P)	SPOT ELEV. (NEW GRADE)
---	NEW RIP RAP	● (99.99P)	RIGHT-OF-WAY
---	NEW WALL	(R)	RECORDED VALUE
---	EXISTING CURB	(M)	MEASURED VALUE
---	EXISTING PAINT STRIPE	G	GUTTER
---	NEW CURB	P	PAVEMENT (ASPHALT)
---	NEW PAINT STRIPE	C	CONCRETE
---	EXISTING STORM DRAIN PIPE	TC	TOP OF CURB
---	EXISTING UNDERGROUND ELECTRIC	FG	FINISHED GRADE
---	EXISTING SEWER LINE	GB	GRADE BREAK
---	EXISTING WATER LINE	FFE	FINISHED FLOOR ELEVATION
---	EXISTING GAS LINE		
---	NEW STORM DRAIN PIPE		
---	NEW UNDERGROUND ELECTRIC		
---	NEW SEWER LINE		
---	NEW WATER LINE		
---	NEW FIRE SERVICE		
---	EXISTING SEWER MANHOLE		
---	EXISTING SEWER CLEANOUT		
---	EXISTING WATER VALVE		
---	EXISTING WATER METER		
---	EXISTING BACKFLOW PREVENTER		
---	EXISTING FIRE CONNECTION		
---	EXISTING STORM DRAIN MANHOLE		
---	EXISTING GAS VALVE		
---	EXISTING TRANSFORMER		
---	EXISTING SIGN		
---	EXISTING SITE LIGHT		
---	EXISTING STREET LIGHT		
---	EXISTING COMMUNICATION PEDESTAL		
---	EXISTING LIGHT PULL BOX		

PROJECT INFORMATION

- PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF CREATING THREE INDEPENDENT PROPERTIES AND THE REALIGNMENT OF PRIVATE SEWER AND STORMDRAIN FACILITIES.
- ADDRESS:
1126 SOUTH GILBERT ROAD
MESA, ARIZONA 85204

APN: 139-06-003N
- ZONING: GC
- SITE AREA:
OVERALL: 258,319 SF (5.93 AC)
LOT 4 AREA: 15,468 SF (0.36 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
SUPERIOR SURVEYING SERVICES, INC.
2122 LONE CACTUS DRIVE, SUITE 11
PHOENIX, ARIZONA 85027
PH: 623-869-0223
CONTACT: DAVID S. KLEIN, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF SOUTHERN AVENUE, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, USING A BEARING OF N 89°59'43" W PER THE WARRANTY DEED, RECORDED IN DOCUMENT #2014-0750420, RECORDS OF MARICOPA COUNTY, ARIZONA
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE BRASS TAG IN THE TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF GILBERT ROAD AND SOUTHERN AVENUE HAVING AN ELEVATION OF 1233.80, CITY OF MESA DATUM. (NAVD'88)

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25;
THENCE N 89°59'43" W ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 80.72';
THENCE N 00°00'17" E, A DISTANCE OF 85.00' TO A POINT ON A LINE PARALLEL WITH AND 85.00' NORTH OF THE SOUTH LINE OF SAID SECTION 25;
THENCE N 89°59'43" W ALONG SAID LINE, A DISTANCE OF 179.29';
THENCE N 00°00'17" E, A DISTANCE OF 3.50';
THENCE N 89°58'43" W, A DISTANCE OF 20.00';
THENCE S 00°00'17" W, A DISTANCE OF 3.50';
THENCE N 89°59'43" W, A DISTANCE OF 85.56' TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N 89°59'43" W, A DISTANCE OF 27.44';
THENCE S 00°00'17" W, A DISTANCE OF 12.50';
THENCE S 88°27'46" W, A DISTANCE OF 260.10' TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE N 00°55'36" E ALONG SAID WEST LINE, A DISTANCE OF 448.46';
THENCE S 89°48'23" E, A DISTANCE OF 593.57';
THENCE S 03°37'36" W, A DISTANCE OF 208.23' TO A POINT ON A LINE PARALLEL WITH AND 70.00' WEST OF THE EAST LINE OF SAID SECTION 25;
THENCE S 00°52'32" W ALONG SAID LINE, A DISTANCE OF 38.50';
THENCE N 89°48'24" W, A DISTANCE OF 275.86';
THENCE S 00°12'49" W, A DISTANCE OF 145.05';
THENCE S 88°30'11" W, A DISTANCE OF 23.09';
THENCE S 00°12'27" W, A DISTANCE OF 35.88' TO THE TRUE POINT OF BEGINNING

BENCHMARK

THE BENCHMARK USED FOR THIS PROJECT IS THE BRASS TAG IN THE TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF GILBERT ROAD AND SOUTHERN AVENUE HAVING AN ELEVATION OF 1233.80, CITY OF MESA DATUM. (NAVD'88)

DRAINAGE STATEMENT

-SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO
-OFFSITE FLOWS AFFECT THIS SITE - NO
-RETENTION PROVIDED IS 100-YR. 2-HR
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER AT THE ELEVATION OF 1232.09.

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2270M, DATED NOVEMBER 4, 2015 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH 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.

RETENTION SUMMARY

OVERALL SITE RETENTION VOLUME:
VOLUME [CU-FT] = C x (P [IN] / 12) x AREA [SF]

100-YR. 2-HR (1998 VALUES):
V = 0.85 x (2.6/12) x 258,319 = 47,574 CU.FT.

100-YR. 2-HR (NOAA 14 UPDATED VALUES):
V = 0.85 x (2.16/12) x 258,319 = 39,523 CU.FT.

EXISTING VOLUME PROVIDED ONSITE = 48,069 CU.FT.

LOT 4 RETENTION VOLUME:

EXISTING CONDITION 100-YR. 2-HR:
V = 0.88 x (2.16/12) x 15,468 = 2,451 CU.FT.

PROPOSED CONDITION 100-YR. 2-HR:
V = 0.89 x (2.16/12) x 15,468 = 2,479 CU. FT.

PRE VS POST RETENTION VOLUME:
2,479 CU. FT. - 2,451 CU. FT. = 28 CU. FT.

PROVIDED VOLUME:
THE SITE PROVIDES 48,096 CU. FT. OF RETENTION VOLUME IN THE EXISTING CONDITION, REPRESENTING A 8,546 CU.FT. SURPLUS OF VOLUME. LOT 4 DEVELOPMENT RESULTS IN AN INCREASE IN REQUIRED VOLUME FOR THE ENTIRE SITE OF 28 CU.FT., REPRESENTING 0.3% OF THE AVAILABLE SURPLUS VOLUME.

DEVELOPER

SIMON CRE
6900 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85251
PH: 480-745-1956
ATTN: JOSHUA SIMON

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT
4450 NORTH 12TH STREET, #228
PHOENIX, ARIZONA 85014
PH: 623-282-2498
ATTN: JEFF HUNT

ARCHITECT

VERTICAL DESIGN STUDIOS
4650 EAST COTTON CENTER BOULEVARD
SUITE 140
PHOENIX, ARIZONA 85040
PH: 602-395-1000
ATTN: JUSTIN GREGONIS

UTILITIES

WATER: CITY OF MESA
SEWER: CITY OF MESA
ELECTRIC: SALT RIVER PROJECT
GAS: CITY OF MESA
TELEPHONE: CENTURY LINK
CABLE: COX COMMUNICATIONS

SHEET INDEX

- COVER SHEET
- GRADING AND DRAINAGE PLAN
- UTILITY PLAN

CYPRESS
CIVIL DEVELOPMENT
strength + sustainability

4450 north 12th street, #228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com

CYPRESS PROJECT NO: 17.126



NO.	DATE	REVISION

PRELIMINARY IMPROVEMENT PLAN for
BLACK ROCK COFFEE - LOT 4
1126 SOUTH GILBERT ROAD MESA, ARIZONA

cover

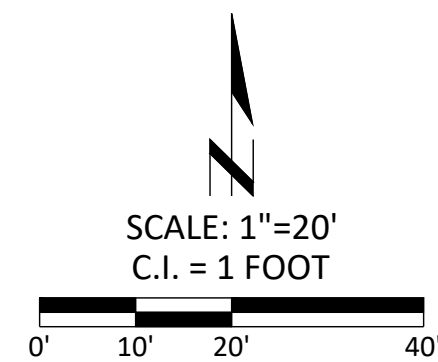
DEVELOPER

SIMON CRE
6900 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85251
ATTN: JOSHUA SIMON
PH: 480-745-1956

SITE ADDRESS

1126 SOUTH GILBERT ROAD
MESA, ARIZONA 85204
APN: 139-06-003N

SHEET NUMBER



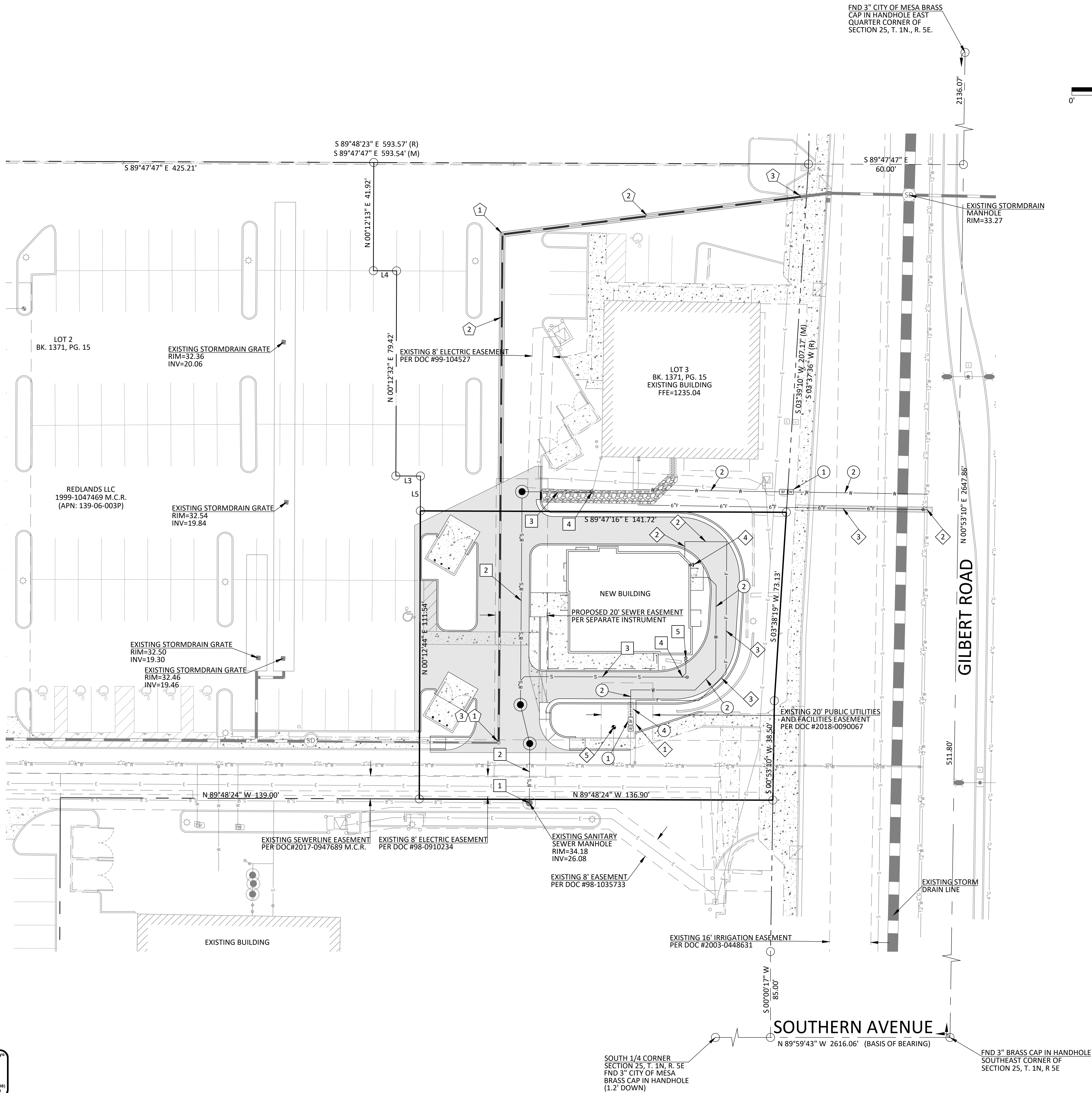
- 1 EXISTING ASPHALT TO REMAIN.
- 2 EXISTING CURB TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING STORM DRAIN PIPE TO REMAIN.
- 5 EXISTING MASONRY SCREEN WALL TO REMAIN.
- 6 NEW ASPHALT PAVEMENT.
- 7 NEW CONCRETE PAVEMENT.
- 8 NEW CONCRETE VERTICAL CURB.
- 9 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 10 NEW CONCRETE SIDEWALK.
- 11 NEW ACCESSIBLE ACCESS RAMP.
- 12 NEW TRASH ENCLOSURE.
- 13 NEW MASONRY SCREEN WALL.
- 14 NEW STORM DRAIN PIPE.

NO.	DATE	REVISION

grading and drainage plan

11126 SOUTH GILBERT ROAD
MESA, ARIZONA 85204
APN: 139-06-003N

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 00°00'17" W	3.00'
L2	N 00°00'17" E	3.00'
L3	N 89°47'16" W	9.54'
L4	N 89°45'19" W	8.99'
L5	N 89°47'16" W	13.50'



PRIVATE WATER KEYNOTES

- 1 NEW 2" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
- 2 NEW 2" DOMESTIC WATER LINE.
- 3 NEW DOMESTIC BACKFLOW PREVENTER.
- 4 RELOCATE WATER METER AND BACKFLOW PREVENTER.

PRIVATE FIRE LINE KEYNOTES

- 1 CONNECT TO EXISTING 8" WATER FOR FIRE SERVICE.
- 2 CONNECT TO EXISTING 12" WATER FOR FIRE SERVICE PER COM DETAIL M-52.
- 3 NEW 6" DIP FIRE LINE.
- 4 NEW FIRE DEPARTMENT CONNECTION.
- 5 NEW FIRE HYDRANT

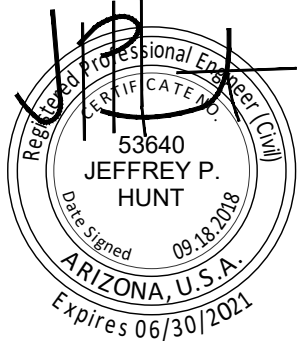
PRIVATE SEWER KEYNOTES

- 1 CONNECT TO EXISTING 8" PVC SEWER MAIN.
- 2 NEW 8" PVC SDR-35 SEWER LINE.
- 3 NEW 6" PVC SDR-35 SEWER LINE.
- 4 NEW ONE-WAY SEWER CLEAN OUT.
- 5 NEW TWO-WAY SEWER CLEAN OUT.

PRIVATE STORM KEYNOTES

- 1 NEW STORMDRAIN CLEANOUT.
- 2 NEW 8" PVC SDR-35 STORMDRAIN LINE.
- 3 CONNECT TO EXISTING 8" PVC STORMDRAIN.

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 00°00'17" W	3.00'
L2	N 00°00'17" E	3.00'
L3	N 89°47'16" W	9.54'
L4	N 89°45'19" W	8.99'
L5	N 89°47'16" W	13.50'



NO.	DATE	REVISION

PRELIMINARY IMPROVEMENT PLAN for BLACK ROCK COFFEE - LOT 4 1126 SOUTH GILBERT ROAD MESA, ARIZONA onsite utility plan

DEVELOPER

SIMON CRE
6900 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85251
ATTN: JOSHUA SIMON
PH: 480-745-1956

SITE ADDRESS

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APN: 139-06-003N

SHEET NUMBER