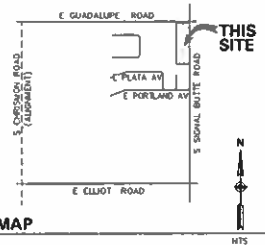


APPROVED PLANS PLANNING AND ZONING BOARD

DATE: **4-17-19**
WITH STIPS: YES ☒ NO ☐

PRELIMINARY PLAT FOR COMMERCIAL SITE SWC E. GUADALUPE RD & S. SIGNAL BUTTE RD MESA, ARIZONA

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

OWNER/DEVELOPER

GARRETT DEVELOPMENT CORPORATION
8900 E. CAMELBACK ROAD SUITE 607
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 970-4001
CONTACT: ROBERTO BUGHAYER

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: RUSSELL SCHULTE

ARCHITECT

RKAA ARCHITECTS, INC.
2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85014
PHONE: (602) 953-3908
CONTACT: NEIL FRASER

SITE AREA:

GROSS AREA: 8.14 AC
NET AREA: 4.94 AC

ZONING

EXISTING: AC
PROPOSED: LC

QS: 316L

CASE NO: 20N17-00384

SEWER:

BUILDING SERVICE CONNECTIONS

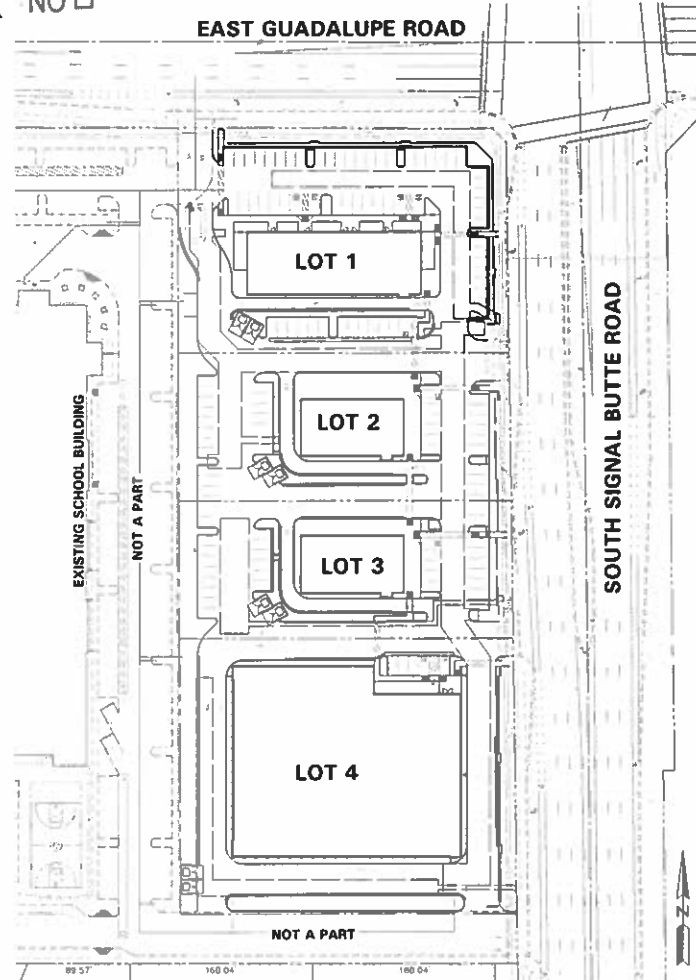
WATER:

PUBLIC WATER MAINS

PROJECT DESCRIPTION: SUBDIVISION

TO BE DETERMINED

EAST GUADALUPE ROAD



LOCATION MAP

SHEET INDEX

LEGAL DESCRIPTION

PARCEL 1 THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CITY OF MESA BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 11, FROM WHICH A CITY OF MESA BRASS CAP IN HANDHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 89 DEGREES 51 MINUTES 02 SECONDS WEST 2,855.91 FEET;
THENCE SOUTH 50 DEGREES 47 MINUTES 42 SECONDS EAST 808.11 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH 808.00 FEET OF SAID NORTHEAST QUARTER;
THENCE NORTH 89 DEGREES 51 MINUTES 02 SECONDS WEST 65.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 65.00 FEET OF SAID NORTHEAST QUARTER;
THENCE NORTH 00 DEGREES 47 MINUTES 42 SECONDS WEST 55.55 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 284.77 FEET;
THENCE NORTH 00 DEGREES 11 MINUTES 32 SECONDS WEST 678.25 FEET TO THE SOUTH LINE OF THE NORTH 75.00 FEET OF SAID NORTHEAST QUARTER;
THENCE SOUTH 89 DEGREES 51 MINUTES 02 SECONDS EAST 775.45 FEET ALONG SAID SOUTH LINE;
THENCE SOUTH 45 DEGREES 19 MINUTES 22 SECONDS EAST 17.31 FEET TO SAID WEST LINE OF THE EAST 65.00 FEET;
THENCE SOUTH 00 DEGREES 47 MINUTES 42 SECONDS EAST 665.57 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SURVEY DISCLAIMER

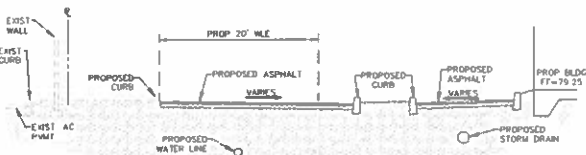
THE TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION SHOWN ON THESE PLANS WAS PROVIDED BY OTHERS. HUNTER ENGINEERING ASSUMES NO LIABILITY FOR THE COMPLETENESS AND/OR THE ACCURACY OF THE TOPOGRAPHIC OR BOUNDARY INFORMATION.

BASIS OF BEARING

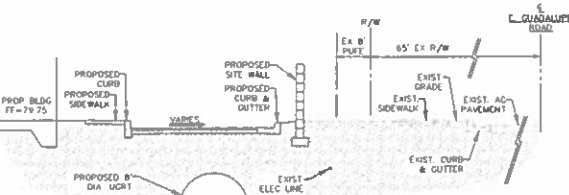
BASE OF BEARING FOR THIS SURVEY IS THE MONUMENT LINE OF SIGNAL BUTTE ROAD, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11, USING THE BEARING OF SOUTH 00°47'42" EAST PER SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 98-0455478, MARICOPA COUNTY RECORDS.

FEMA CLASSIFICATION

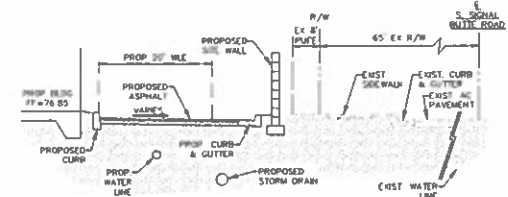
THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 84013C 2700, IS NOT CURRENTLY PRINTED BY FEMA. THE SITE IS DESIGNATED AS BEING WITHIN FLOOD HAZARD ZONE D. ZONE D IS DEFINED AS AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.



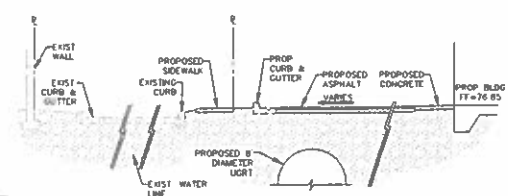
1 TYPICAL SECTION



2 TYPICAL SECTION



3 TYPICAL SECTION



4 TYPICAL SECTION

NO.	DATE	REVISION

DESIGN BY: JMH
DRAWN BY: JMH
CHECKED BY: JMH

HUNTER ENGINEERING CIVIL AND SURVEY
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: RUSSELL SCHULTE



PRELIMINARY PLAT
FOR
COMMERCIAL SITE
SWC E. GUADALUPE RD & S. SIGNAL BUTTE RD
MESA, ARIZONA

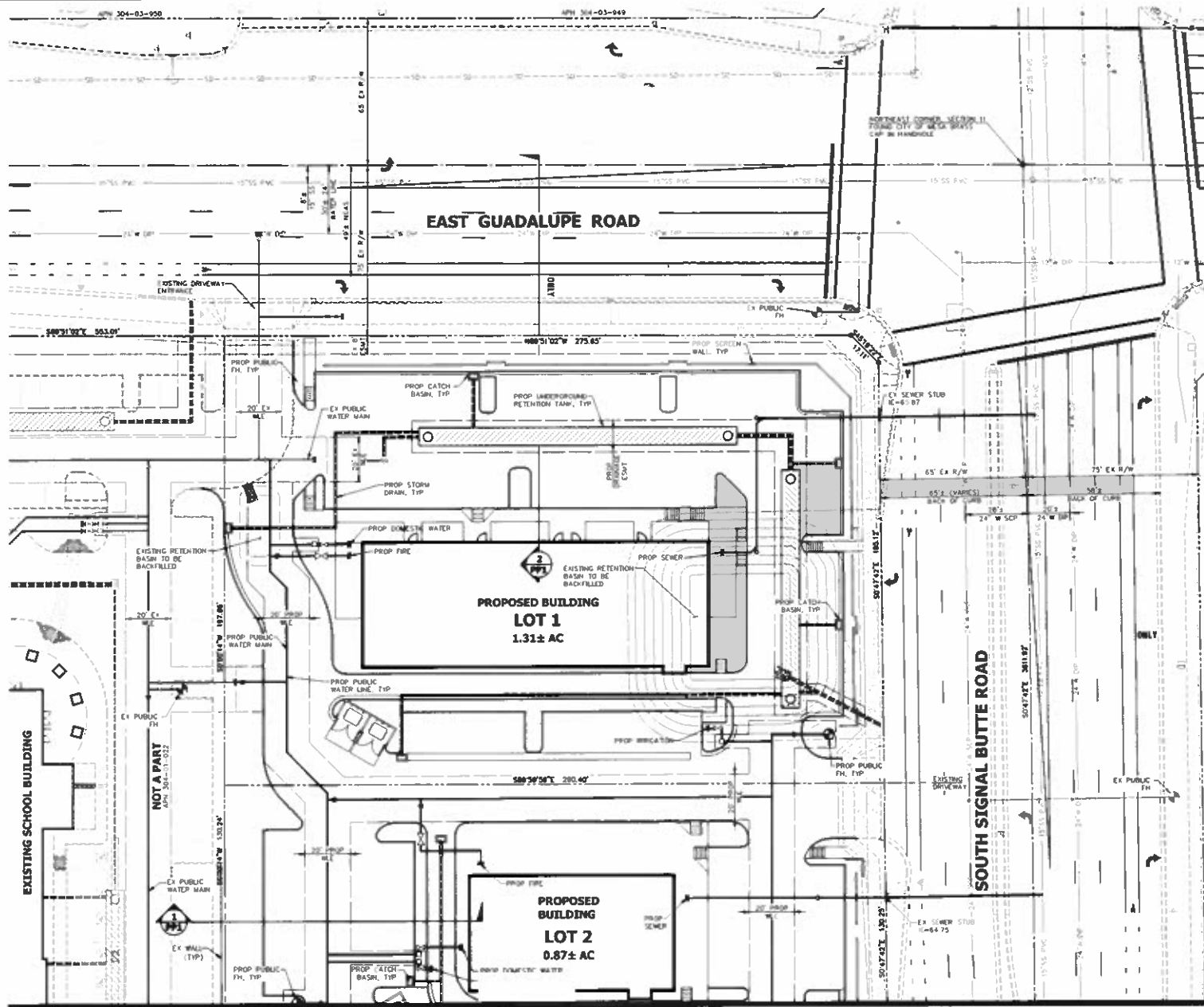
ARIZONA 11
C.E. No. 11-00000000

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

PROJECT NAME:
RETAIL SITE

NO. NO. 000002

SHEET
PP1



NO.	DATE	REVISION	BY

DESIGN BY: **PP2**
 CHECKED BY: **PP2**

HUNTER
 ENGINEERING
 1848 W 24th STREET
 MESA, ARIZONA 85202
 (480) 941-1848
 (480) 941-1849
 (480) 941-1848



**PRELIMINARY PLAT
 FOR
 COMMERCIAL SITE
 SWC E. GUADALUPE RD & S. SIGNAL BUTTE RD
 MESA, ARIZONA**



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

PROJECT NAME:
RETAIL SITE

NO. **PP2**
 SCALE: 1" = 20'

SHEET
PP2

