

PRELIMINARY PLAT FOR GATEWAY TECH CENTER 10650 E. ELLIOT ROAD MESA, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BASIS OF BEARING

BASIS OF BEARING IS N00°37'26"W ALONG A LINE BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

CITY OF MESA BENCHMARK IS A FOUND CHISELED SQUARE ON TOP OF CURB LOCATED AT THE NORTHEAST CORNER OF SIGNAL BUTTE ROAD & ELLIOTT ROAD.
ELEVATION: 1462.56'. DATUM: NAVD88.

FEMA CLASSIFICATION

THE SUBJECT PROPERTY LIES WITHIN ZONE "D" WITH A DEFINITION OF: POSSIBLE BUT UNDETERMINED FLOOD HAZARDS. IN AREAS DESIGNATED AS ZONE D, NO ANALYSIS OF FLOOD HAZARDS HAS BEEN CONDUCTED. FLOOD INSURANCE IS OPTIONAL AND AVAILABLE, AND THE FLOOD INSURANCE RATES FOR PROPERTIES IN ZONE D ARE COMMENSURATE WITH THE UNCERTAINTY OF THE FLOOD RISK. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2780L, PANEL NUMBER 2780 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MESA, COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
A PORTION OF LOT 3 OF THE MINOR LAND DIVISION AS RECORDED IN MAP BOOK 1469, PAGE 28, MARICOPA COUNTY RECORDS, ARIZONA, AND THE SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2019-1050873, MARICOPA COUNTY RECORDS, ALL BEING WITHIN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

COMMENCING AT A FOUND 3 INCH CITY OF MESA BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 11 FROM WHICH A FOUND 3 INCH CITY OF MESA BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHEAST CORNER THEREOF BEARS NORTH 00°37'26" WEST, 5276.06 FEET;

THENCE NORTH 89°35'26" WEST, 101.28 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°24'34" EAST, 70.00 FEET TO THE SOUTHEASTERMOST CORNER OF SAID LOT 3, BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 89°35'26" WEST, 399.98 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°37'16" WEST, 170.00 FEET;

THENCE NORTH 89°35'26" WEST, 150.00 FEET;

THENCE SOUTH 00°37'16" EAST, 170.00 FEET TO A LINE THAT IS PARALLEL WITH AND 70.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°35'26" WEST, 150.00 FEET;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°37'16" EAST, 5.00 FEET TO THE SOUTH LINE OF SAID LOT 3;

THENCE ALONG SAID SOUTH LINE, NORTH 89°35'26" WEST, 763.42 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°00'00" WEST, 789.55 FEET;

THENCE SOUTH 89°06'38" EAST, 1121.47 FEET;

THENCE SOUTH 71°50'36" EAST, 322.51 FEET;

THENCE SOUTH 00°00'00" EAST, 43.00 FEET;

THENCE SOUTH 69°04'53" EAST, 68.40 FEET TO THE EASTERLY LINE OF SAID LOT 3;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 6 COURSES:

THENCE SOUTH 00°37'26" EAST, 51.14 FEET;

THENCE SOUTH 89°22'44" WEST, 10.00 FEET;

THENCE SOUTH 00°37'26" EAST, 510.00 FEET;

THENCE SOUTH 89°22'44" WEST, 10.00 FEET;

THENCE SOUTH 00°37'26" EAST, 33.46 FEET;

THENCE SOUTH 44°53'36" WEST, 21.03 FEET TO THE POINT OF BEGINNING.

TOTAL NET AREA = 25.50± AC

TOTAL GROSS AREA = 29.57± AC

UTILITY REVIEW

- THESE PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES. WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFIED IN THE SPECIAL PROVISIONS AND/OR AS OTHERWISE NOTED ON THESE PLANS. CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.
- THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	PHONE NUMBER	DATE SENT	DATE SIGNED
CATV, FIBER	COX COMMUNICATIONS	KIRSTEN VELDMAN	800-778-9140	02-09-22	03-21-22
ELECTRIC	SRP	JENNIFER ANGELES	602-236-3117	02-09-22	03-08-22
GAS	SOUTHWEST GAS	GILBERT FLOREZ	480-730-3841	02-09-22	02-14-22

SHEET INDEX

COVER SHEET & NOTES	.PP1
PRELIMINARY PLAT PLANS - PLANNING & ZONING	.PP2
PRELIMINARY PLAT PLANS	.PP3-PP4

CIVIL SHEET

SITE SUMMARY TABLE				
P/N	GROSS AREA (AC.)	NET AREA (AC.)	# LOTS	ZONING
304-01-006S	29.57	25.50	7	PAD OVERLAY LI

LOT/BLDG SUMMARY TABLE			
LOT	ACRES	S.F.	BLDG S.F.
A	10.71	466,500	A=77,345 B=82,615
B	5.32	231,666	C=88,073
1	0.76	32,935	TBD
2	0.88	38,360	TBD
3	1.31	56,885	TBD
4	0.91	39,481	TBD
5	1.01	43,782	TBD
TOTAL	20.91	909,609	TBD

TRACT SUMMARY TABLE			
LOT	ACRES	S.F.	OWNER/ RESPONSIBLE PARTY
TRACT A	2.66	115,777	TTRG INDUSTRIAL AZ MESA ELLIOT SIGNAL PHASE-1, LLC
TRACT B	1.96	85,460	
TOTAL	4.62	201,237	

OWNER

TTRG MESA ELLIOT SIGNAL AZ, LLC
3131 E CAMELBACK ROAD, SUITE 115
PHOENIX, ARIZONA 85016
CONTACT: ANDREW CALL
PHONE: (602) 313-8633
EMAIL: ACALL@THOMPSONTHRIFT.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
CONTACT: JOHN HAKO, PE
PHONE: (928) 862-5005
EMAIL: JHAKO@HUNTERENGINEERINGPC.COM

ARCHITECT

BUTLER DESIGN GROUP
5017 E. WASHINGTON STREET, SUITE 107
PHOENIX, ARIZONA 85034
CONTACT: ALEX CHAVEZ
PHONE: (602) 957-1800
EMAIL: ACHAVEZ@BUTLERDESIGNGROUP.COM

PROJECT DESCRIPTION

THOMPSON THRIFT IS PREPARING TO BUILD AN APPROXIMATELY 25-ACRE DEVELOPMENT LOCATED NORTH OF THE NWC OF ELLIOT ROAD AND SIGNAL BUTTE ROAD (APN: PORTION OF 304-01-006Q).

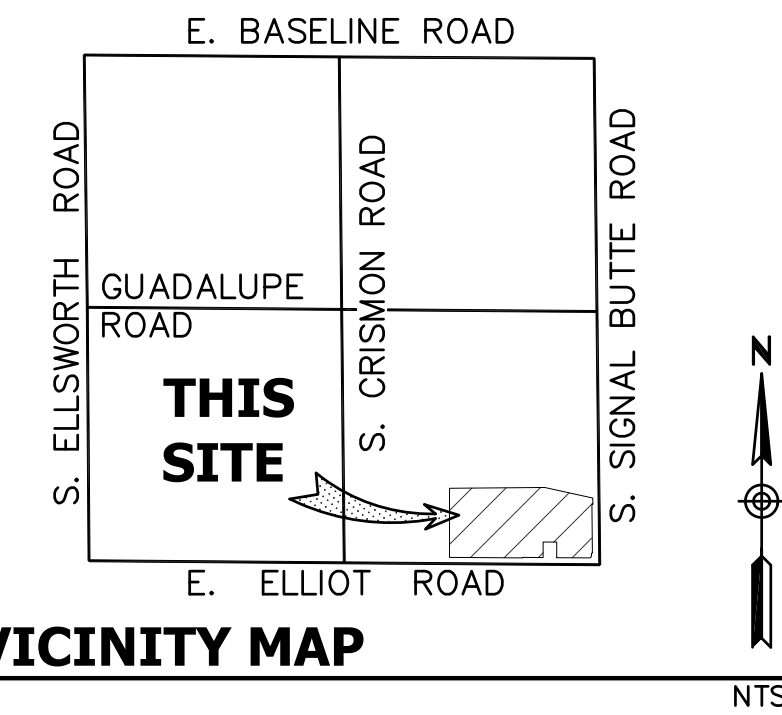
INDUSTRIAL DEVELOPMENT INCLUDES (3) BUILDINGS RANGING FROM APPROXIMATELY 73,550 S.F. TO 89,995 S.F. WITH ASSOCIATED SCREENED AND ENCLOSED TRUCK COURT AREAS.

COMMERCIAL DEVELOPMENT CONSISTS OF APPROXIMATELY 19,578 SQUARE FEET OF RETAIL USES, RESTAURANTS, SERVICE STATION AND OTHER SUPPORTIVE AND COMPATIBLE ESTABLISHMENTS SERVICING THE INDUSTRIAL WORKFORCE.

INITIAL PHASE OF PROJECT INCLUDES THREE INDUSTRIAL BUILDINGS WITH COMMERCIAL DEVELOPMENT TO FOLLOW OR BE CONSTRUCTED CONCURRENTLY DEPENDING ON MARKET ACTIVITY.

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS OF WAYS IN ACCORDANCE WITH APPROVED PLANS.
- NOISE ATTENUATION MEASURES BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE BUILDINGS TO ACHIEVE A NOISE LEVEL REDUCTION OF 25 DB.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG EAST VIRGINIA STREET.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.



VICINITY MAP

APN

304-01-006S

SITE ACREAGE

TOTAL NET AREA = 25.50± AC
TOTAL GROSS AREA = 29.57± AC

ZONING

LI-PAD

NO.	DATE	REVISION	BY

PURPOSE:
APPROVAL SUBMITTAL

DESIGN BY: RL
DRAWN BY: LW
CHECKED BY: SH

HUNTER ENGINEERING CIVIL AND SURVEY

10460 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



PRELIMINARY PLAT FOR GATEWAY TECH CENTER N.W.C. SIGNAL BUTTE RD AND ELLIOT RD MESA, ARIZONA

CONTACT ARIZONA BIT AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION



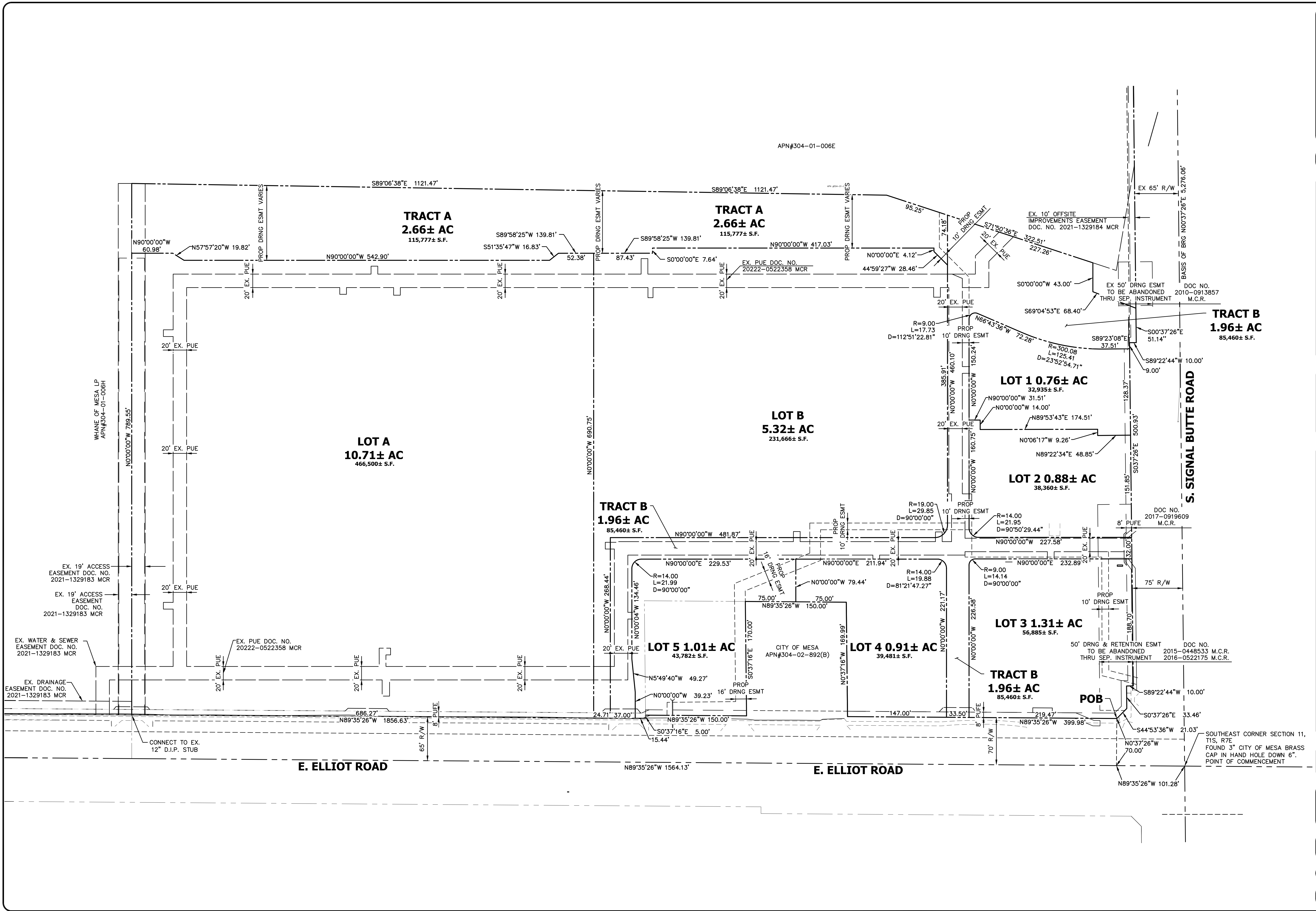
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
GATEWAY
TECH
CENTER

HE NO.: THOM001
SCALE: 1"=60'

SHEET:
PP1

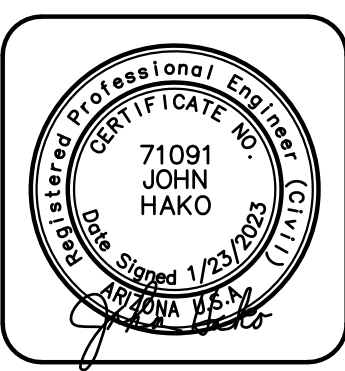
Planning and Zoning Board Approved:
February 8, 2023
ZON22-00971



NO.	DATE	REVISION	BY

DESIGN BY: RL
 DRAWN BY: LW
 CHECKED BY: SL

HUNTER
 ENGINEERING
 CIVIL AND SURVEY
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 SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986



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 N.W.C. SIGNAL BUTTE RD AND ELLIOT RD
 MESA, ARIZONA**

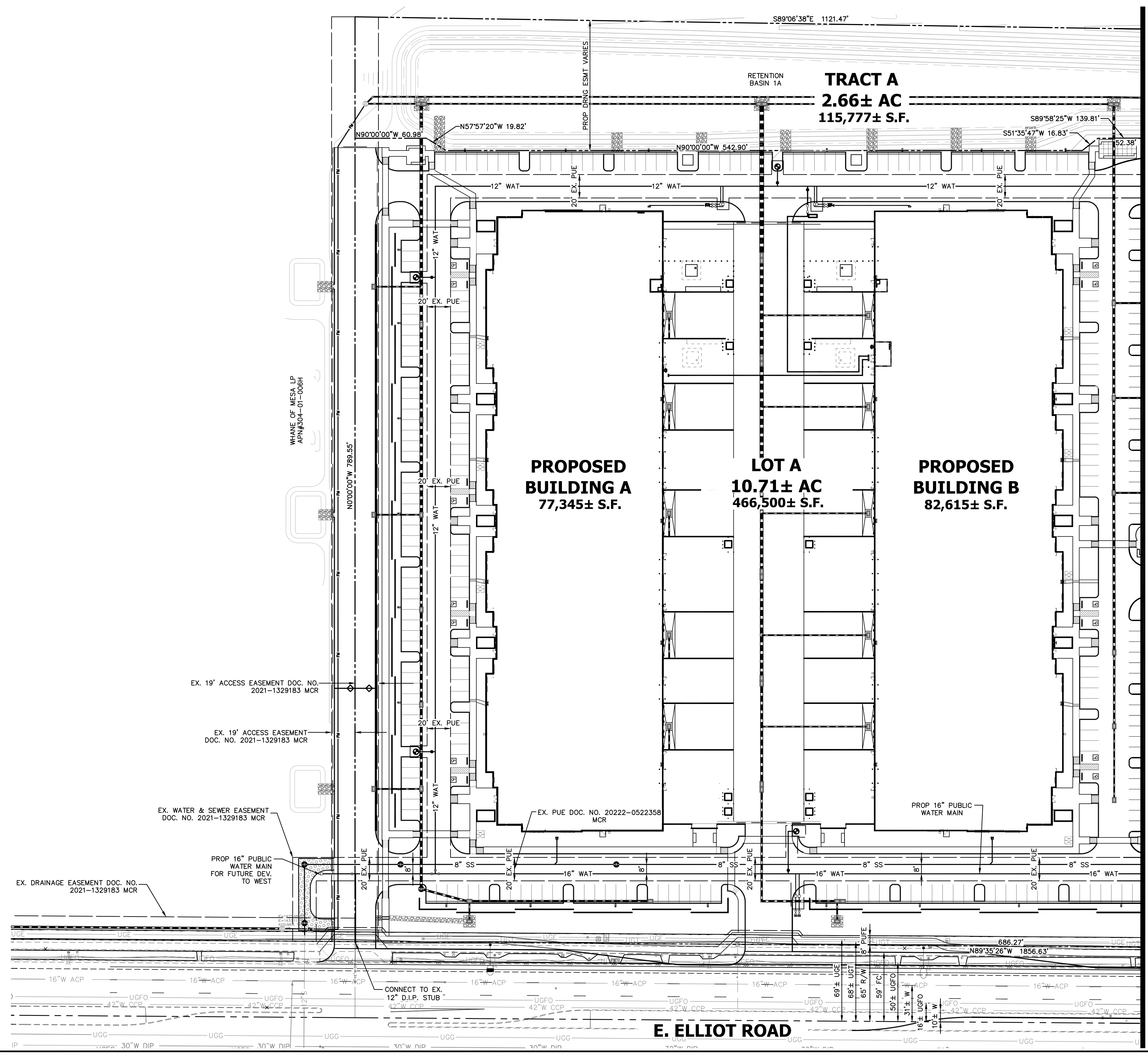
CONTACT ARIZONA BIT AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONAS11
 CALL 811 OR CLICK 811AZONAS11.COM

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**PROJECT NAME:
 GATEWAY
 TECH
 CENTER**

HE NO.: THOM001
 SCALE: 1"=60'

SHEET:
PP2



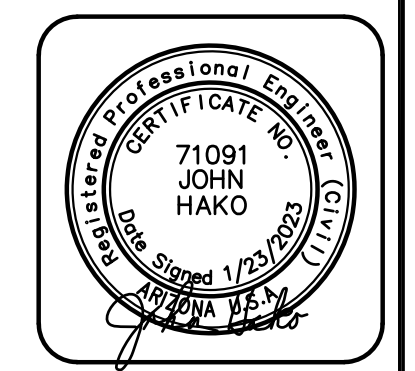
MATCH LINE - SEE SHEET PP4

NO.	DATE	REVISION	BY

DESIGN BY: RL
DRAWN BY: LW
CHECKED BY: SL

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

CIVIL AND SURVEY



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FOR
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N.W.C. SIGNAL BUTTE RD AND ELLIOT RD
MESA, ARIZONA**

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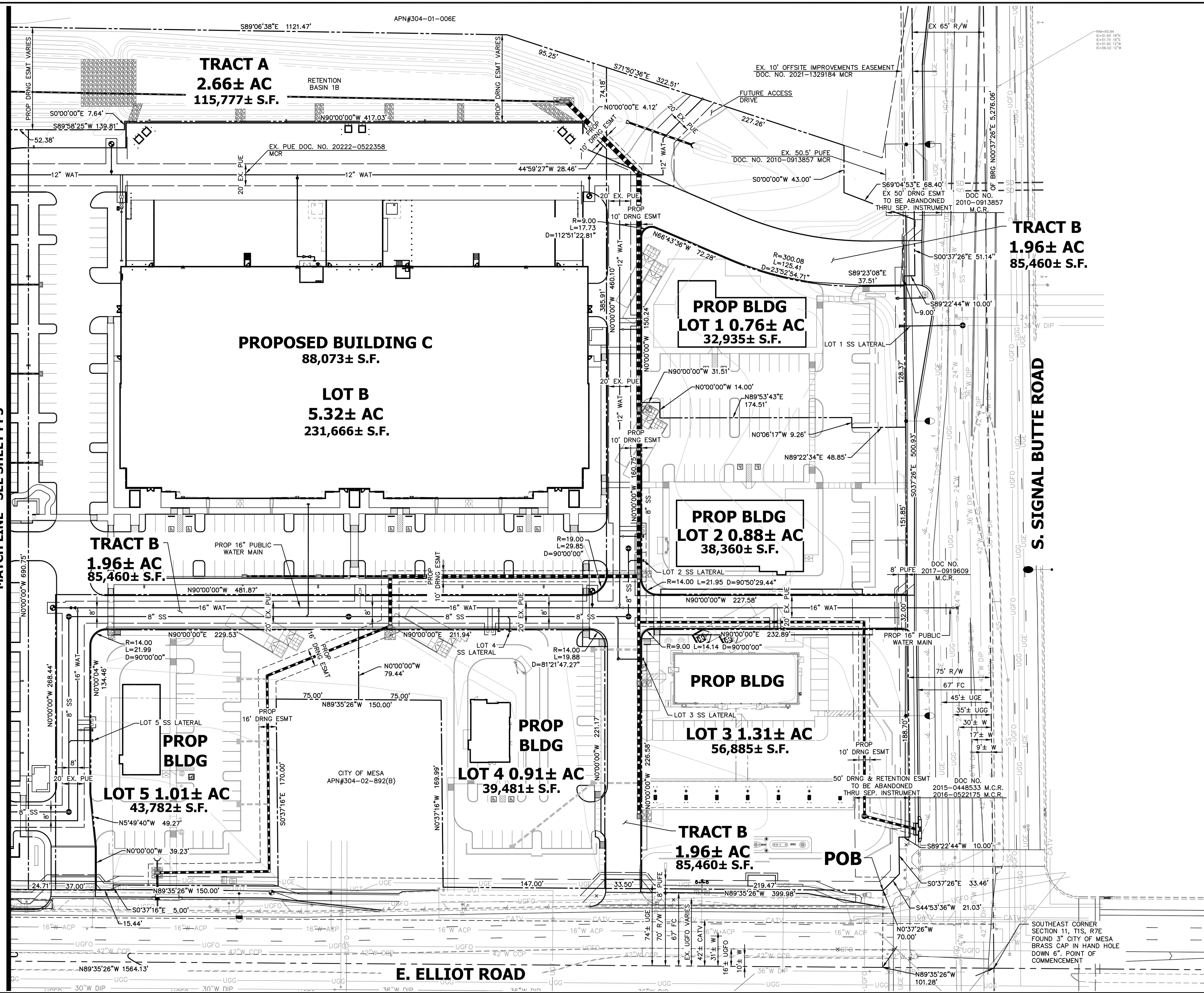
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PROJECT NAME:
GATEWAY TECH CENTER

HE NO.: THOM001
SCALE: 1"=40'

SHEET:
PP3

MATCH LINE - SEE SHEET PP3



TRACT A
 2.66± AC
 115,777± S.F.

TRACT B
 1.96± AC
 85,460± S.F.

PROPOSED BUILDING C
 88,073± S.F.

LOT B
 5.32± AC
 231,666± S.F.

PROP BLDG LOT 1
 0.76± AC
 32,935± S.F.

PROP BLDG LOT 2
 0.88± AC
 38,360± S.F.

TRACT B
 1.96± AC
 85,460± S.F.

PROP BLDG LOT 3
 1.31± AC
 56,885± S.F.

PROP BLDG LOT 5
 1.01± AC
 43,782± S.F.

PROP BLDG LOT 4
 0.91± AC
 39,481± S.F.

TRACT B
 1.96± AC
 85,460± S.F.

PROP BLDG LOT 5
 1.01± AC
 43,782± S.F.

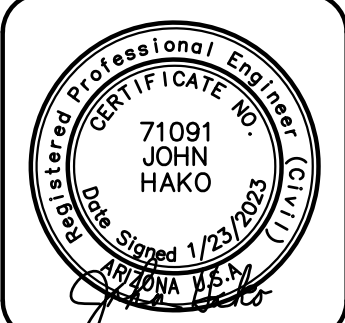
E. ELLIOT ROAD

S. SIGNAL BUTTE ROAD

NO.	DATE	REVISION	BY

DESIGN BY: RL
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PROJECT NAME:
 GATEWAY TECH CENTER

HE NO.: THOM001
SCALE: 1"=40'

SHEET:
PP4