

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN IDENTIFIED AS THE NORTHEAST CORNER OF SAID SECTION 4 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 49 MINUTES 45 SECONDS WEST WHICH IS ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 661.40 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 00 DEGREES 12 MINUTES 47 SECONDS WEST WHICH IS ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 1326.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 89 DEGREES 51 MINUTES 31 SECONDS EAST WHICH IS ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 661.10 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 AND THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 01 DEGREES 13 MINUTES 33 SECONDS EAST WHICH IS ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1326.62 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4 AND THE TRUE POINT OF BEGINNING; EXCEPT THE EAST 68.00 FEET OF THE NORTH 57.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 4; AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 27, 1988 IN DOCUMENT NO. 88-529489; AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 26, 2003 IN DOCUMENT NO. 20031627634

EXISTING LEGEND

RIGHT OF WAY	---
PROPERTY LINE	---
CENTERLINE	---
EASEMENT LINE	---
WATER LINE	8" W
WATER LINE	SD
SANITARY SEWER LINE	6" VCP SS
SPOT ELEVATION	+1349.16
FIRE HYDRANT	⊗
WATER VALVE	⊗
IRRIGATION CONTROL VALVE	⊗
SANITARY SEWER MANHOLE	⊗
SANITARY SEWER CLEANOUT	⊗
SIGN	⊗
LIGHT POLE	⊗
ELECTRICAL RISER	⊗
ELECTRICAL CABINET	⊗
DIRECTION OF SLOPE	←

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	EX	EXISTING	R/W	RIGHT OF WAY
AC	ASPHALTIC CEMENT	F/C	FACE OF CURB	SD	STORM DRAIN
BC	BACK OF CURB	FF	FINISH FLOOR	SS	SANITARY SEWER
BFP	BACKFLOW PREVENTOR	FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
BOT	BOTTOM	FH	FIRE HYDRANT	S/W	SIDEWALK
CB	CATCH BASIN	FL	FLOW LINE	TC	TOP OF CURB
CF	CUBIC FEET	G	GUTTER	UG	UNDERGROUND RETENTION PIPE
CL	CENTERLINE	HDWL	HEADWALL	UGE	UNDERGROUND ELECTRICAL
CO	CURB OPENING	HW	HIGH WATER	VCP	VITRIFIED CLAY PIPE
DNL	DAY-NIGHT SOUND LEVEL (LUKE AFB)	NTS	NOT TO SCALE	VP	VOLUME PROVIDED
DW	DRYWELL	P	PAVEMENT	VR	VOLUME REQUIRED
ESMT	EASEMENT	PUE	PUBLIC UTILITY EASEMENT	W	WATER

PROPOSED LEGEND

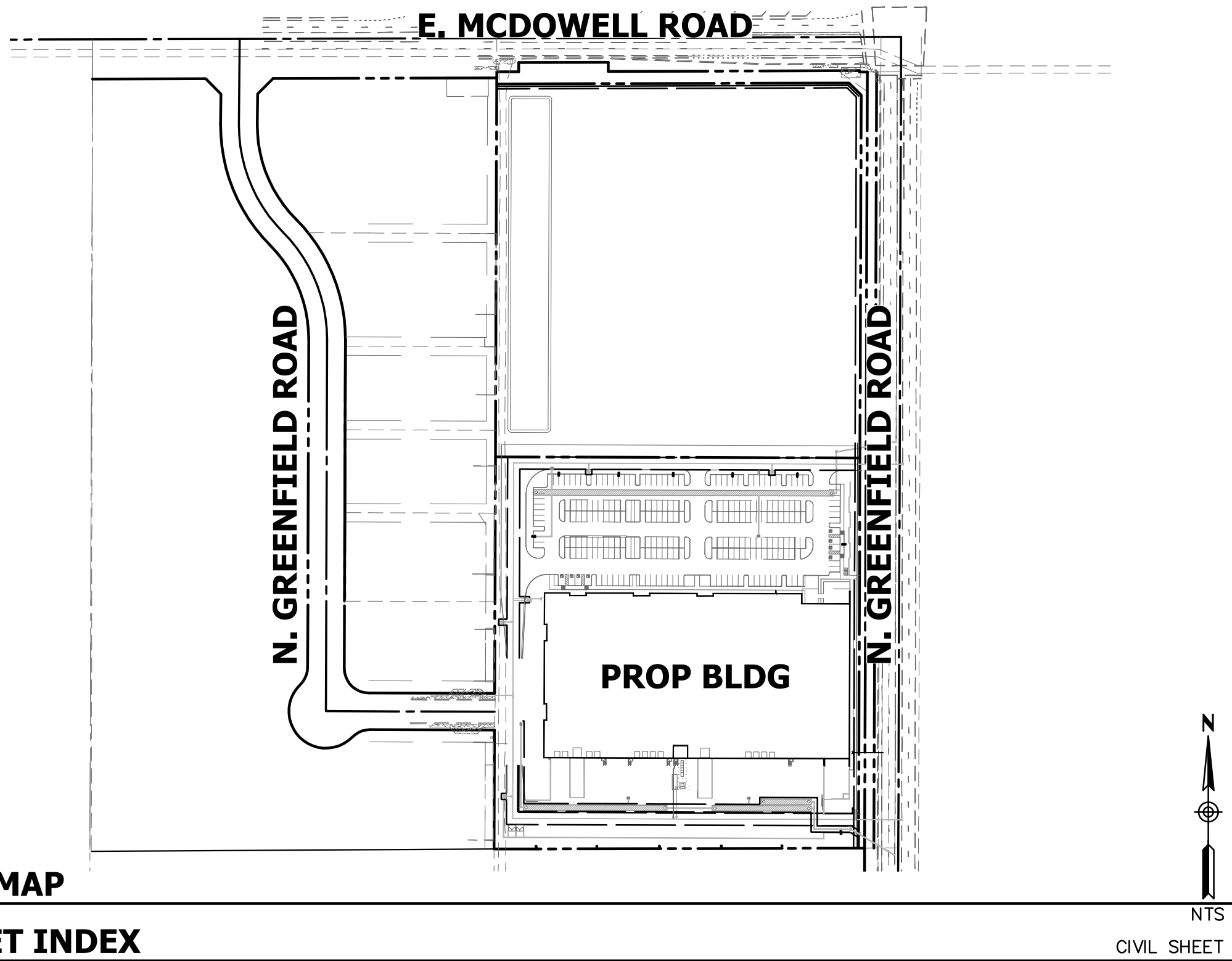
DIRECTION OF SLOPE	←
SEWER LINE	SS
WATER LINE	W
FIRE LINE	FIRE
EASEMENT	---
SAWCUT	---
GRADE BREAK	---
CATCH BASIN	⊗
DRYWELL	⊗
SPOT ELEVATION	+90.50P
SECTION CALLOUT	⊗
FLOW LINE	---
BACKFLOW PREVENTOR	---
TAPPING SLEEVE & VALVE	---
SANITARY SEWER CLEANOUT	---
STORMDRAIN	---
HEADWALL	---

CONCEPTUAL GRADING DRAINAGE & UTILITY PLAN

FOR ER2

SWC E. MCDOWELL RD. & N. GREENFIELD RD.
MESA, ARIZONA 85212

A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP

SHEET INDEX

COVER SHEET	C1
CONCEPTUAL GRADING AND DRAINAGE PLANS	C2
CONCEPTUAL UTILITY PLANS	C3

OWNER

LPC REAL ESTATE CORP
1475 POWELL STREET, SUITE 201
EMERYVILLE, CA 94608
CONTACT: KEVIN PERKINS
PHONE: (510) 995-5182
EMAIL: KEVIN@LBITZKY.COM

ARCHITECT

LGE DESIGN BUILD
1200 NORTH 52ND STREET
PHOENIX, ARIZONA 85008
CONTACT: MORGAN MARONEY
PHONE: (480) 966-4001
EMAIL: MORGANM@LGEDESIGNBUILD.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10446 N. 74TH STREET, SUITE #140
SCOTTSDALE, ARIZONA 85258
CONTACT: LARRY TALBOTT, PE
PHONE: (480) 991-3985
EMAIL: LTALBOTT@HUNTERENGINEERINGPC.COM

APN #

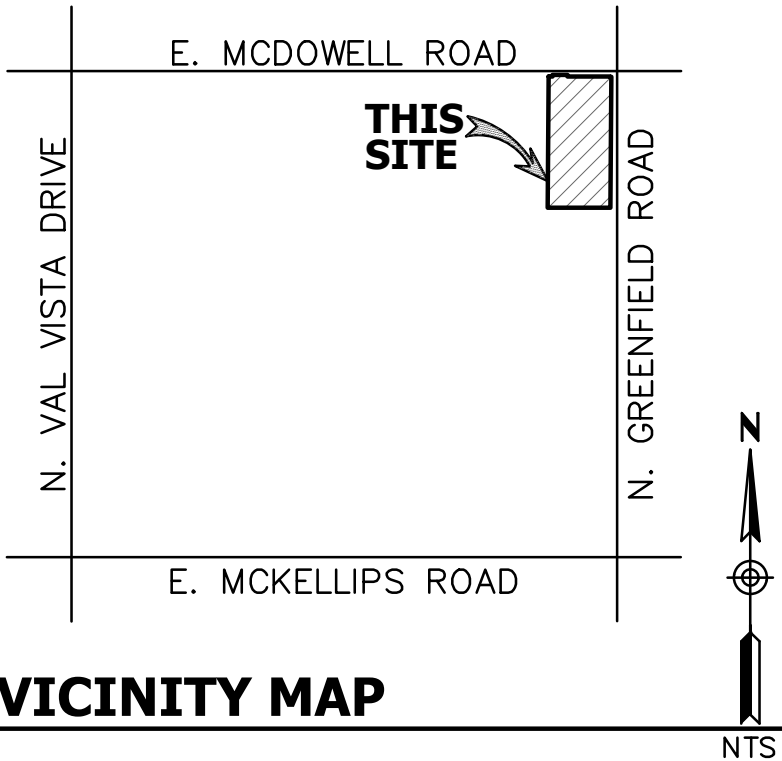
141-02-006E

SITE ACREAGE

TOTAL SITE ACREAGE: 17.13 ACRES
PROJECT SITE ACREAGE: 8.57 ACRES

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°49'45" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, PER THE LEGAL DESCRIPTION FOR EXHIBIT 'A' AS SHOWN ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA LLC, ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 06209663-027-MV1 (CB), COMMITMENT DATE: FEBRUARY 12, 2026.



VICINITY MAP

BENCHMARK

MASONRY NAIL W/BRASS TAG ON TOP OF CURB AT THE S.W. CORNER OF GREENFIELD ROAD & MCDOWELL ROAD
ELEVATION = 1364.79 (NAVD 88 DATUM)

RETENTION CALCULATIONS

DEVELOPED LOT AREA = 8.57 AC
PROPOSED R.O.W. AREA = 0.19 AC
UNDEVELOPED LOT AREA = 8.37 AC

RETENTION REQUIRED (100YR-2HR EVENT):

VR=(C)*(P/12)*(A) P
SOUTH DEVELOPED PARCEL
VR=(0.90)*(2.15/12)*(8.57)*(43,560) = 60,196 CU.FT.
VR=(0.95)*(2.15/12)*(0.19)*(43,560) = 1,409 CU.FT.
VR TOTAL = 61,605 CU.FT.

NORTH HALF SHARED DRIVE
VR=(0.95)*(2.15/12)*(0.27)*(43,560) = 2,002 CU.FT.

NORT UNDEVELOPED PARCEL
VR=(0.50)*(2.15/12)*(8.10)*(43,560) = 31,608 CU.FT.

TOTAL REQUIRED = 95,215 CU.FT.

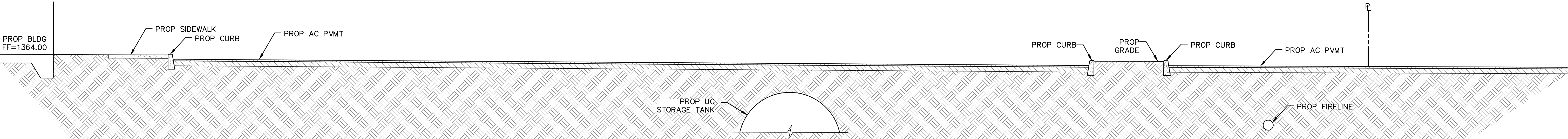
RETENTION PROVIDED:

970 LF 9' DIA RETENTION PIPE = 61,709 CU.FT.
TEMPORARY BASIN = 36,027 CU.FT.

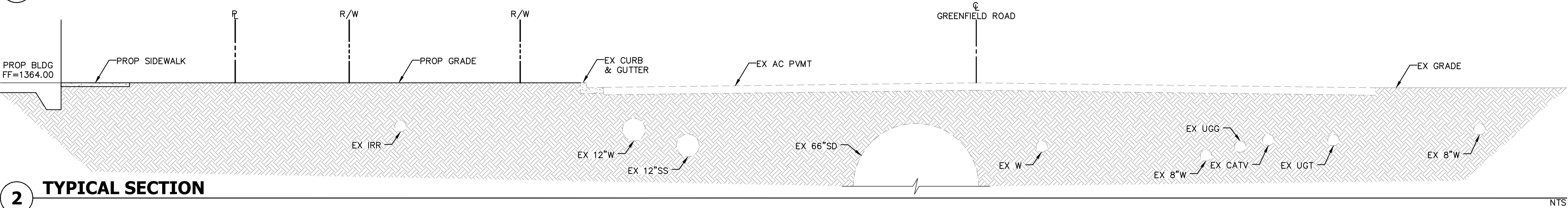
TOTAL PROVIDED = 97,735 CU.FT.

RETENTION TOTALS:

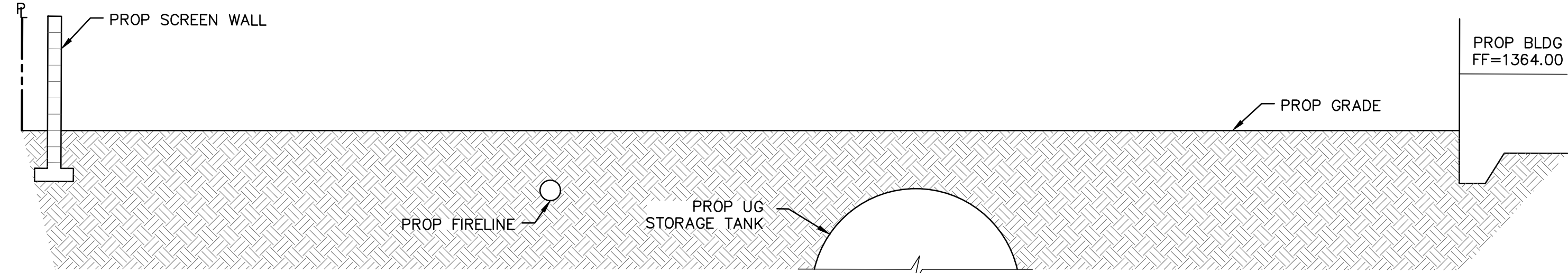
TOTAL PROVIDED: 97,735 CU.FT.
TOTAL REQUIRED: 95,215 CU.FT.
TOTAL EXCESS 2,416 CU.FT.



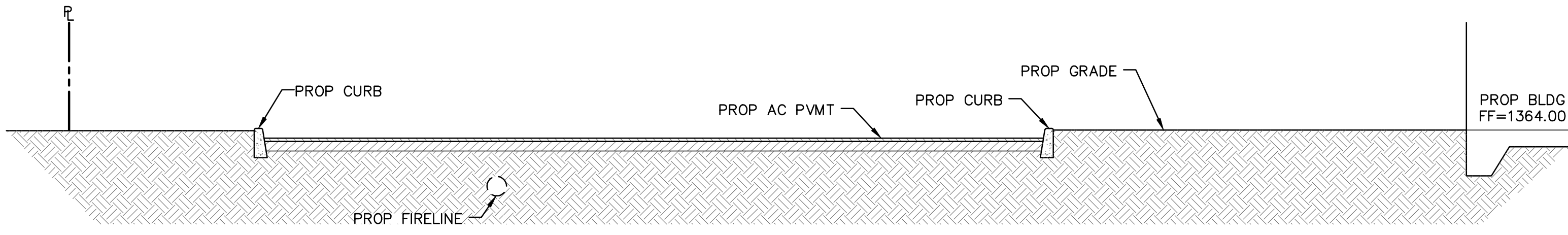
1 TYPICAL SECTION



2 TYPICAL SECTION



3 TYPICAL SECTION



4 TYPICAL SECTION

NO.	DATE	REVISION	BY

DESIGN BY: LT
DRAWN BY: DC
CHECKED BY: LT

HUNTER ENGINEERING
10446 NORTH 74TH STREET, SUITE 140
SCOTTSDALE, AZ 85258
P 480 991 3985



COVER SHEET FOR ER2
SWC E. MCDOWELL RD. & N. GREENFIELD RD.
MESA, ARIZONA

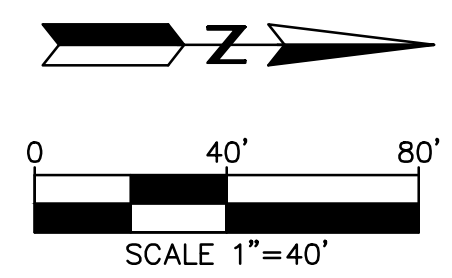
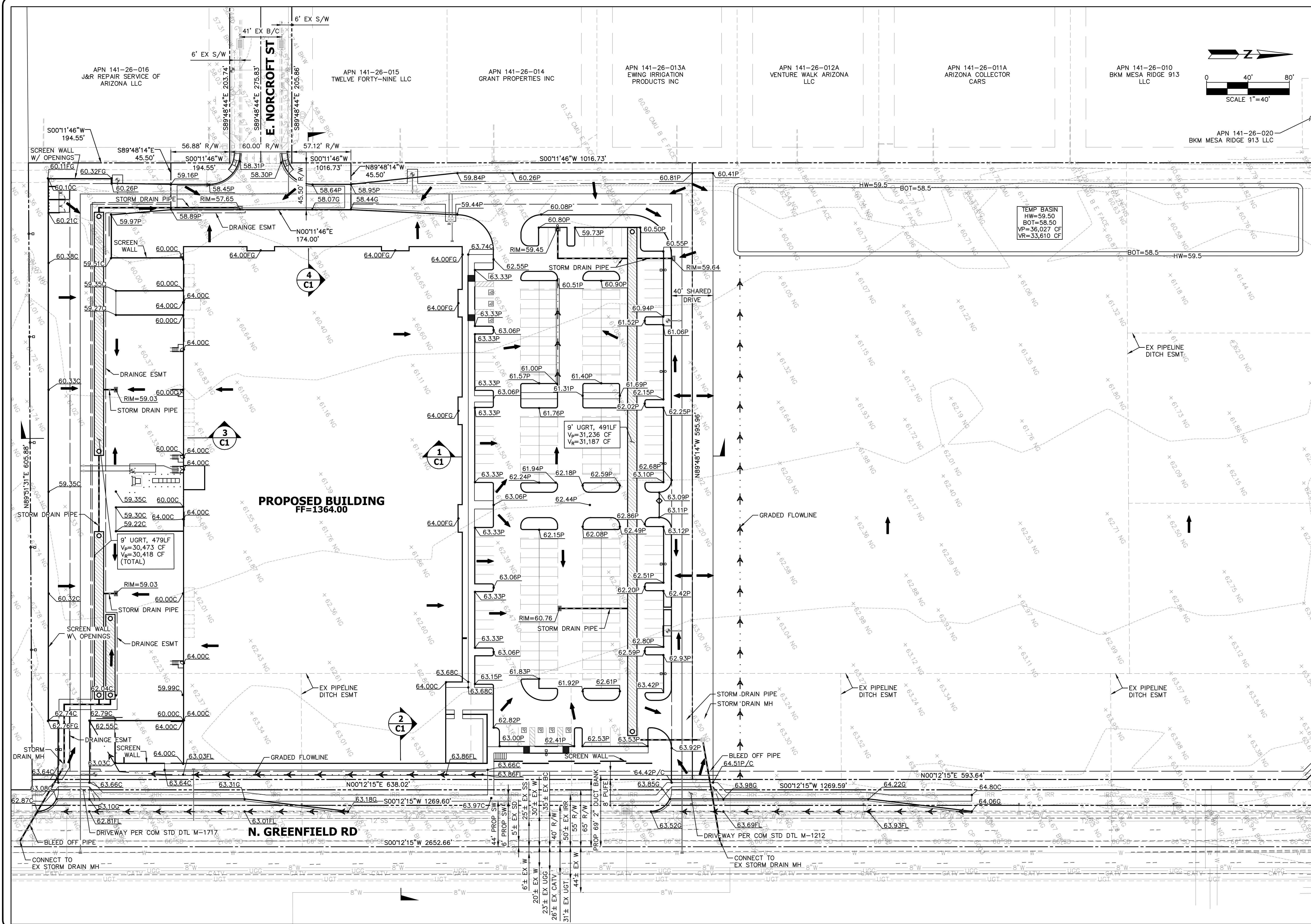
CONTACT ARIZONA.BIT AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONA811
CALL 811 OR CLICK ARIZONA811.COM

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

PROJECT NAME:
ER2

HE NO.: LGEC340
SCALE: NTS

SHEET:
C1



NO.	DATE	REVISION	BY

PURPOSE:
3RD CONCEPTUAL SUBMITTAL

DESIGN BY: LT
DRAWN BY: DC
CHECKED BY: LT

HUNTER
ENGINEERING
10446 NORTH 74TH STREET
SUITE 140
SCOTTSDALE, AZ 85258
P 480 991 3985



CONCEPTUAL GRADING & DRAINAGE
FOR
ER2
SWC E. MCDOWELL RD. & N. GREENFIELD RD.,
MESA, ARIZONA

CONTACT ARIZONA DOT AT LEAST 2 WEEKS BEFORE ANY EXCAVATION
AR ZON811
CALL 811 OR VISIT ARIZONAR11.COM

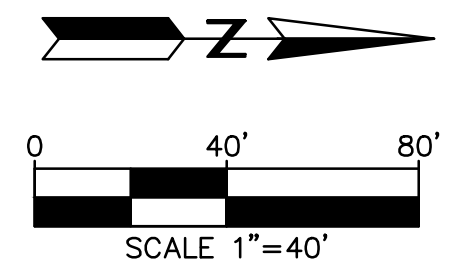
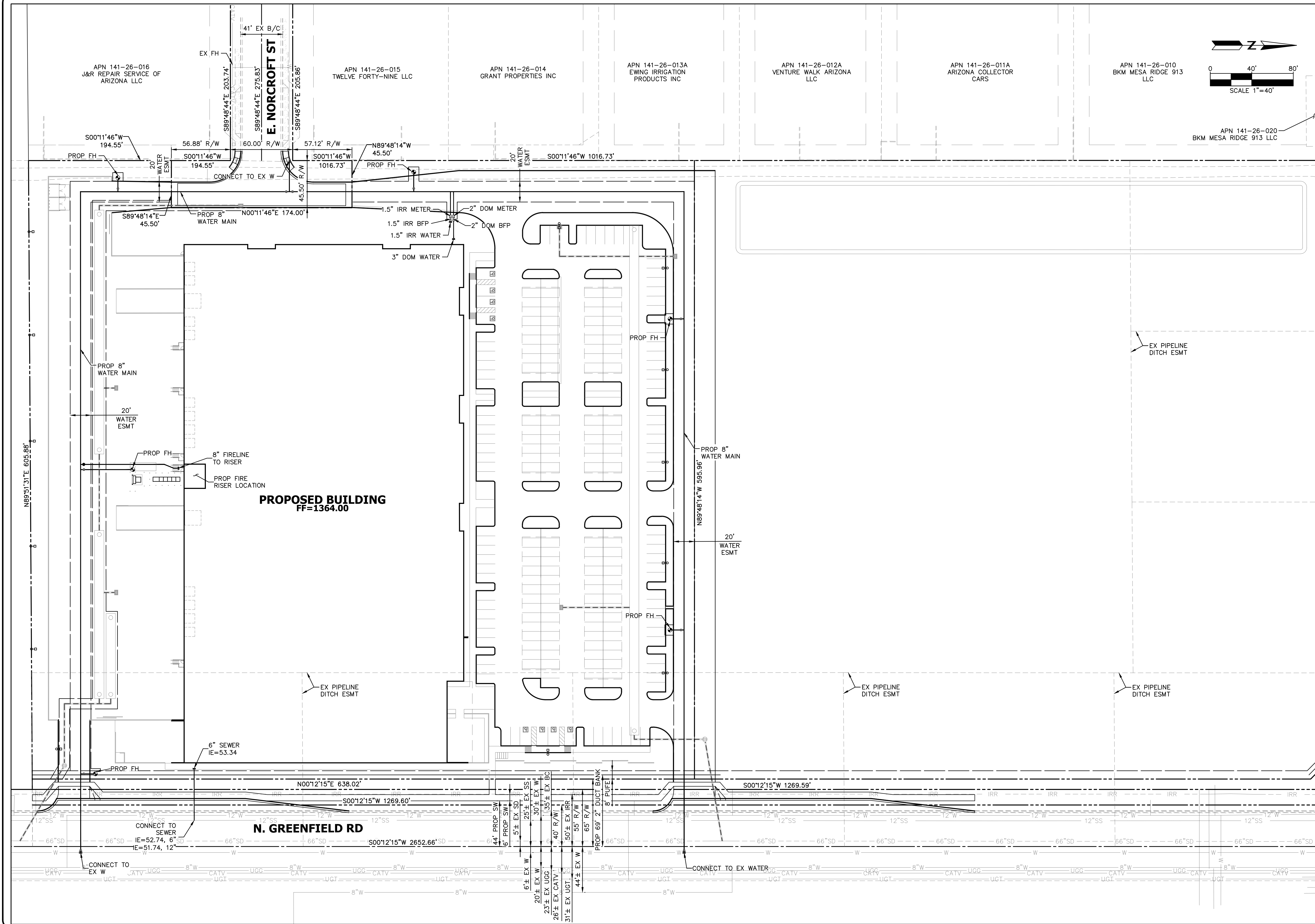
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PROJECT NAME:
ER2

HE NO.: LGEC340
SCALE: 1"=40'

SHEET:
C2

N. 99TH AVENUE

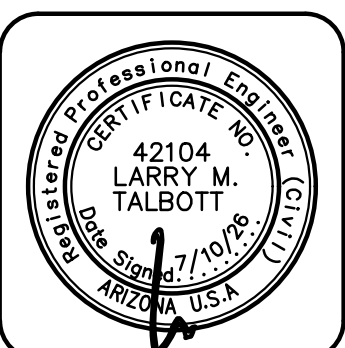


NO.	DATE	REVISION	BY

DESIGN BY: LT
DRAWN BY: DC
CHECKED BY: LT

HUNTER
ENGINEERING
10446 NORTH 74TH STREET
SUITE 140
SCOTTSDALE, AZ 85258
P 480 991 3985

CIVIL AND SURVEY



CONCEPTUAL UTILITY PLANS
FOR
ER2
SWC E. MCDOWELL RD. & N. GREENFIELD RD.
MESA, ARIZONA



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

PROJECT NAME:
ER2

HE NO.: LGEC340

SCALE: 1"=40'

SHEET:
C3