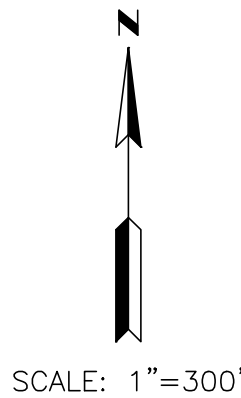
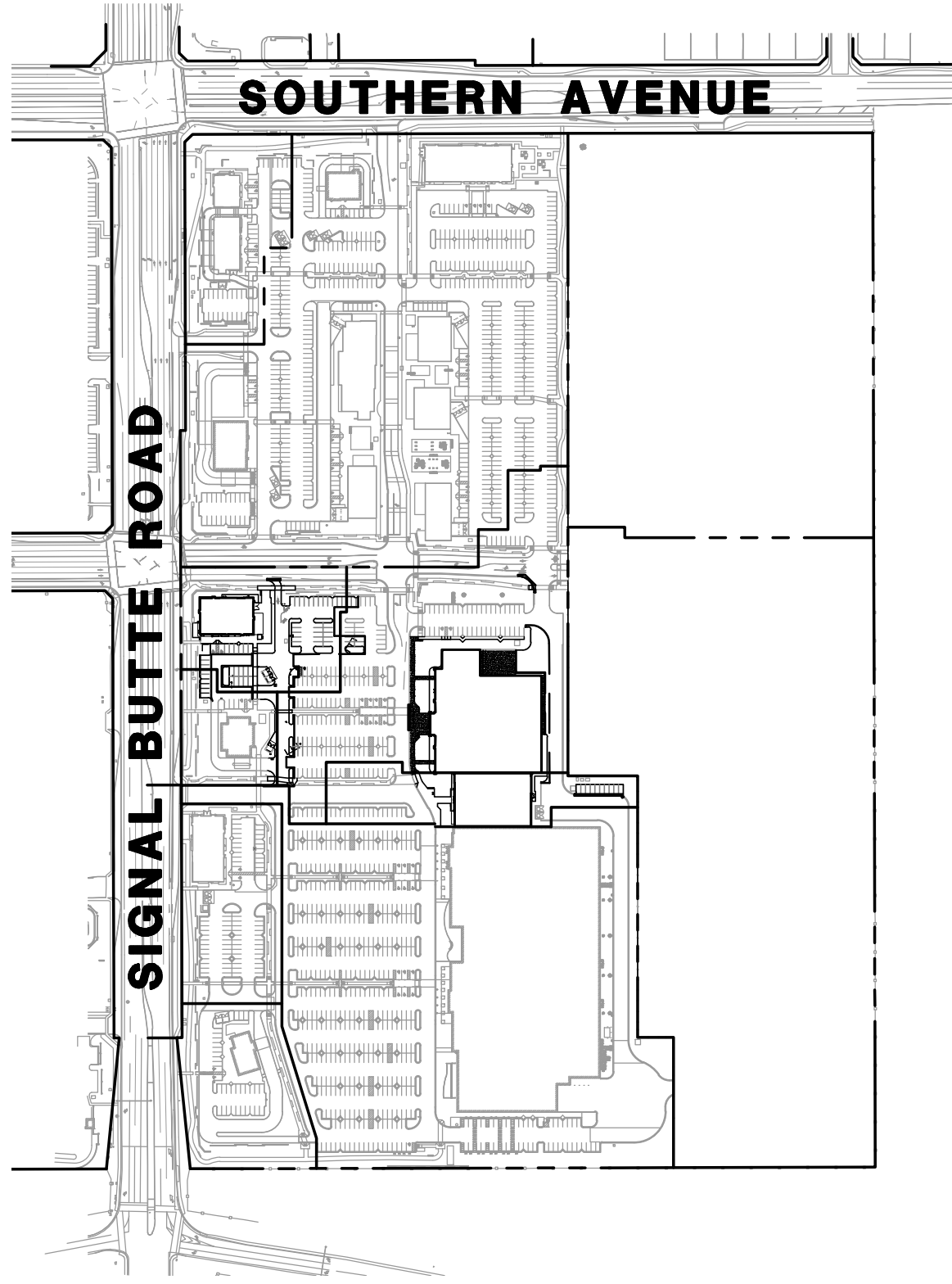
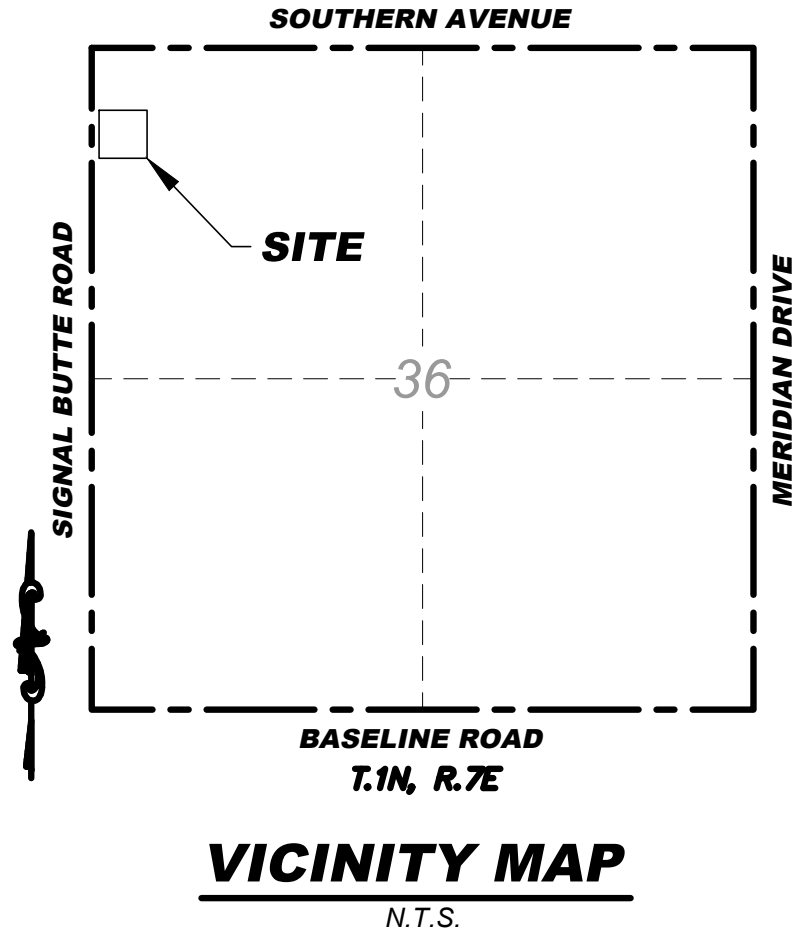


PRELIMINARY IMPROVEMENT PLAN FOR
MEDINA STATION

1325 S SIGNAL BUTTE ROAD MESA, ARIZONA
A PORTION NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- ROADWAY CENTERLINE
- EXISTING EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- NEW CONTOUR
- EXISTING CONCRETE
- EXISTING RIP RAP
- EXISTING WALL
- NEW ASPHALT
- NEW CONCRETE
- NEW WALL
- EXISTING CURB
- EXISTING PAINT STRIPE
- NEW CURB
- NEW PAINT STRIPE
- EXISTING STORM DRAIN PIPE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE SERVICE
- NEW STORM DRAIN PIPE
- NEW SEWER LINE
- NEW WATER LINE
- NEW FIRE SERVICE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- EXISTING WATER STUB
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING BACKFLOW PREVENTER
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING SITE LIGHT
- NEW SEWER CLEANOUT
- NEW WATER VALVE
- NEW FIRE CONNECTION
- NEW SITE LIGHT
- SURVEY MONUMENT AS NOTED
- SPOT ELEV. (EXIST. GRADE)
- SPOT ELEV. (NEW GRADE)
- PAVEMENT (ASPHALT)
- CONCRETE
- GUTTER
- TOP OF CURB
- GRADE BREAK
- FINISHED FLOOR ELEVATION
- PUBLIC UTILITY EASEMENT

PROJECT INFORMATION

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE DEVELOPMENT OF THE PARCEL WITH NEW
COMMERCIAL BUILDINGS WITHIN THE PAD SITES SET ASIDE AS PART OF THE PHASE 1
MEDINA STATION CONSTRUCTION PROJECT WITH ALL REQUIRED GRADING & DRAINAGE,
UTILITY AND PAVING IMPROVEMENTS.

ADDRESS:
1325 S SIGNAL BUTTE ROAD
MESA, ARIZONA 85209

APN: 220-82-018G

ZONING: PAD

TOTAL AREA: 1,568,012 SF (35.996 AC)
DISTURBED AREA: 52,144 SF (1.208 AC)

SURVEY NOTES

- ELEVATION AND HORIZONTAL BOUNDARY CONTROL DATE IS PER THE MEDINA
STATION IMPROVEMENT PLANS PREPARED BY BOWMAN AND DATED 10-07-2024.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF SIGNAL
BUTTE ROAD, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF
SECTION 36, USING A BEARING OF NORTH 00°09'53" WEST, PER 'MARICOPA
COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY' BOOK 932 OF MAPS,
PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF MESA NAIL WITH
BRASS TAG ON THE TOP OF CURB AT THE NORTH ANGLE POINT AT THE
NORTHEAST CORNER OF SIGNAL BUTTE ROAD AND SOUTHERN AVENUE HAVING AN
ELEVATION OF 1545.54, NAVD88.

BENCHMARK

THE BENCHMARK USED FOR THIS PROJECT IS THE CITY OF MESA NAIL WITH BRASS
TAG ON THE TOP OF CURB AT THE NORTH ANGLE POINT AT THE NORTHEAST
CORNER OF SIGNAL BUTTE ROAD AND SOUTHERN AVENUE HAVING AN ELEVATION OF
1545.54, NAVD88.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA,
STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36, MONUMENTED
WITH AN ALUMINUM CAP FLUSH STAMPED "L.S. 39325", WHICH BEARS NORTH
89°52'04" EAST, A DISTANCE OF 2,652.68 FEET FROM THE NORTHWEST CORNER OF
SAID SECTION 36, MONUMENTED WITH A BRASS CAP IN HANDHOLE;
THENCE ALONG THE NORTH LINE OF SAID SECTION 36, SOUTH 89°52'04" WEST, A
DISTANCE OF 1,264.46 FEET TO A POINT ON A LINE, SAID LINE BEING THE
NORTHERLY PROLONGATION OF THAT LINE REFERENCED AS "NEW R/W 1988" AS
SHOWN ON THE UNRECORDED RIGHT OF WAY PLANS FOR THE SUPERSTITION
FREEWAY FILED AS MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION DIN #34476,
SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG LAST SAID LINE AND SAID "NEW R/W 1988" LINE, SOUTH 00°08'32"
EAST, A DISTANCE OF 2,038.51 FEET TO A POINT ON A LINE 600.00 FEET NORTH
OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID
SECTION 36, SAID POINT BEING MONUMENTED WITH AN ARIZONA DEPARTMENT OF
TRANSPORTATION BRASS CAP IN CONCRETE;
THENCE ALONG SAID PARALLEL LINE, SOUTH 89°52'02" WEST, A DISTANCE OF
1,307.34 FEET;
THENCE NORTH 05°53'39" WEST, A DISTANCE OF 251.30 FEET;
THENCE SOUTH 89°50'07" WEST, A DISTANCE OF 55.00 FEET TO A POINT ON THE
WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36;
THENCE ALONG SAID WEST LINE, NORTH 00°09'53" WEST, A DISTANCE OF 1,788.52
FEET TO THE SAID NORTHWEST CORNER OF SAID SECTION 36;
THENCE ALONG THE NORTH LINE OF SAID SECTION 36, NORTH 89°52'04" EAST, A
DISTANCE OF 1,388.22 FEET TO THE POINT OF BEGINNING.

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE
RATE MAP PANEL NUMBER 04013C231SL, DATED OCTOBER 16, 2013 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.

DRAINAGE STATEMENT

- SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA
- OFFSITE FLOWS DO NOT AFFECT THIS SITE
- RETENTION PROVIDED IS 100-YR, 2-HR VIA AN UNDERGROUND RETENTION
SYSTEMS INSTALLED FOR MEDINA STATION BY BOWMAN, DATED 01-31-2025.
SYSTEM DISCHARGES VIA GRAVITY FLOW TO MAIN STORMDRAIN IN SIGNAL BUTTE
ROAD.
- EXTREME STORM OUTFALLS THE SITE AT THE WEST DRIVEWAY ACCESS TO
SIGNAL BUTTE ROAD AT THE ELEVATION OF 1540.00.
- FREE FROM INUNDATION FROM THE 100-YR, 2-HR STORM EVENT.

OWNER/DEVELOPER

SIMONCRE UTE, LLC
6900 E. 2ND STREET
SCOTTSDALE, ARIZONA 85029
PH: 480-745-1956
ATTN: ERIC HURLEY

CIVIL ENGINEER

RICK
2401 WEST PEORIA AVENUE, #130
PHOENIX, ARIZONA 85029
PH: 602-957-3350
ATTN: JEFF HUNT, PE

ARCHITECT

RKAA ARCHITECT
2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
PH: 602-995-3900
ATTN: TYLER CARR

UTILITIES

WATER: CITY OF MESA
SEWER: CITY OF MESA
ELECTRIC: SALT RIVER PROJECT
GAS: SOUTHWEST GAS
TELEPHONE: CENTURYLINK
CABLE: COX COMMUNICATIONS

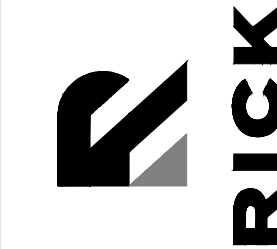
SHEET INDEX

- COVER SHEET
- OVERALL SHEET
- 4. GRADING & DRAINAGE PLAN
- ONSITE UTILITY PLAN



2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029

602-957-3350
rickengineering.com

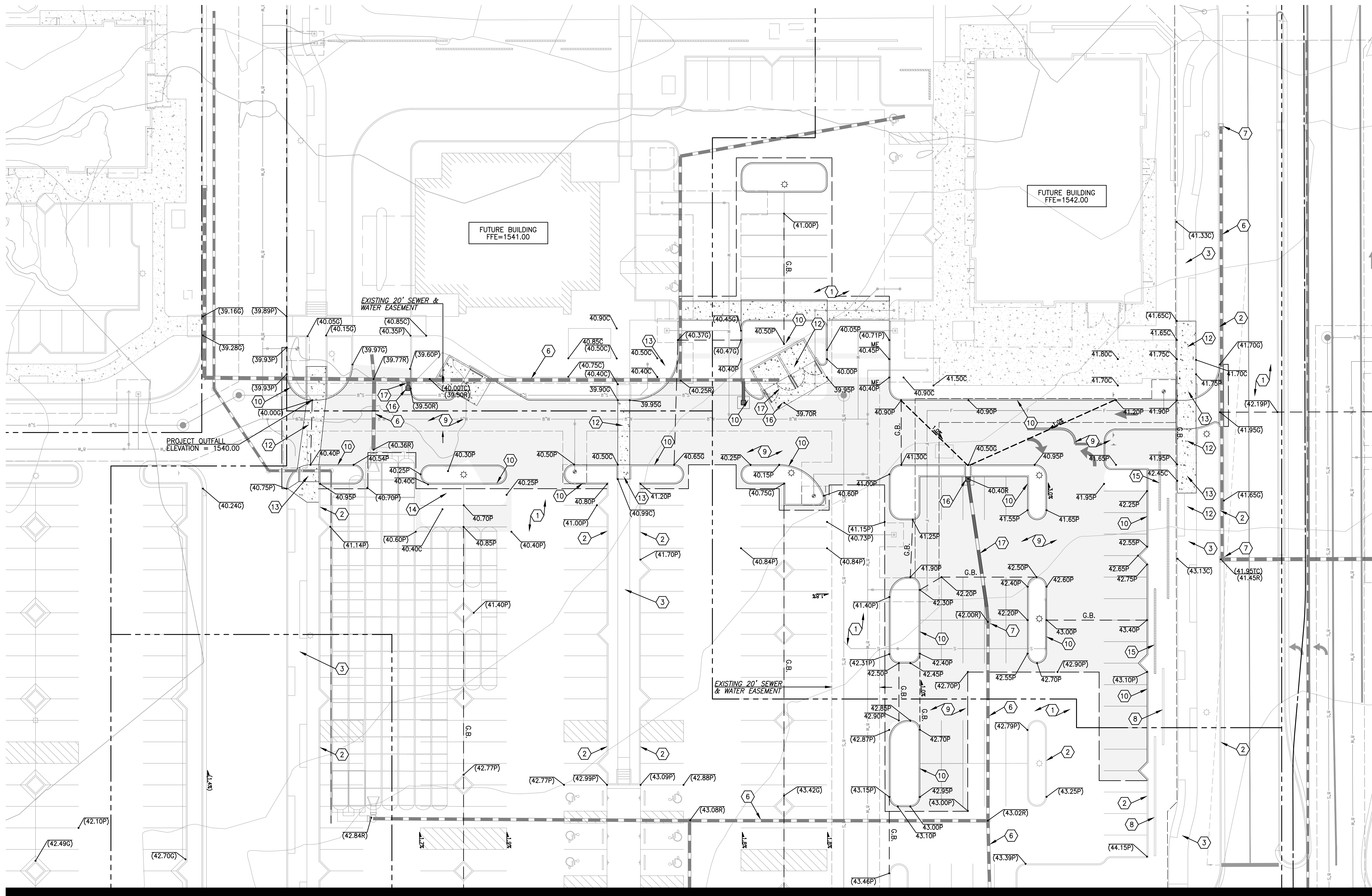


PRELIMINARY IMPROVEMENT PLAN PREPARED FOR:
MEDINA STATION
1325 S SIGNAL BUTTE ROAD
MESA, ARIZONA 85209
CITY OF MESA

COVER



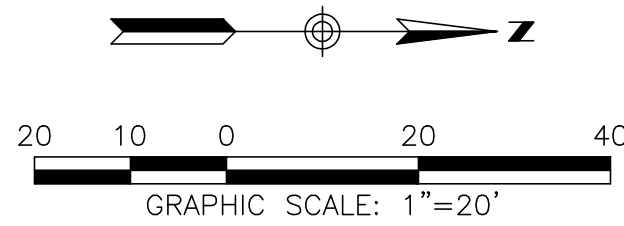
DRAWING NO.
C1
SHEET NO. 1 OF 6



MATCH LINE - SEE SHEET 4

KEYNOTES

- | | |
|---|---|
| 1 EXISTING ASPHALT TO REMAIN. | 10 NEW CONCRETE VERTICAL CURB. |
| 2 EXISTING CURB TO REMAIN. | 11 NEW CONCRETE VERTICAL CURB AND GUTTER. |
| 3 EXISTING CONCRETE SIDEWALK TO REMAIN. | 12 NEW CONCRETE SIDEWALK. |
| 4 EXISTING DECORATIVE PAVERS TO REMAIN. | 13 NEW ACCESSIBLE ACCESS RAMP. |
| 5 EXISTING CURB OPENING TO REMAIN. | 14 NEW TRASH ENCLOSURE. |
| 6 EXISTING STORM DRAIN PIPE TO REMAIN. | 15 NEW MASONRY SCREEN WALL. |
| 7 EXISTING STORM DRAIN INLET TO REMAIN. | 16 NEW STORM DRAIN INLET. |
| 8 EXISTING MASONRY SCREEN WALL TO REMAIN. | 17 NEW STORM DRAIN PIPE. |
| 9 NEW ASPHALT PAVEMENT. | 18 NEW CONCRETE VALLEY GUTTER. |



PRELIMINARY IMPROVEMENT PLAN PREPARED FOR:

MEDINA STATION

1325 S SIGNAL BUTTE ROAD
MESA, ARIZONA 85209
CITY OF MESA

GRADING & DRAINAGE PLAN



DRAWING NO.
GD1
SHEET NO. 3 OF 6

602-957-3350
rickengineering.com



RICK

2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029

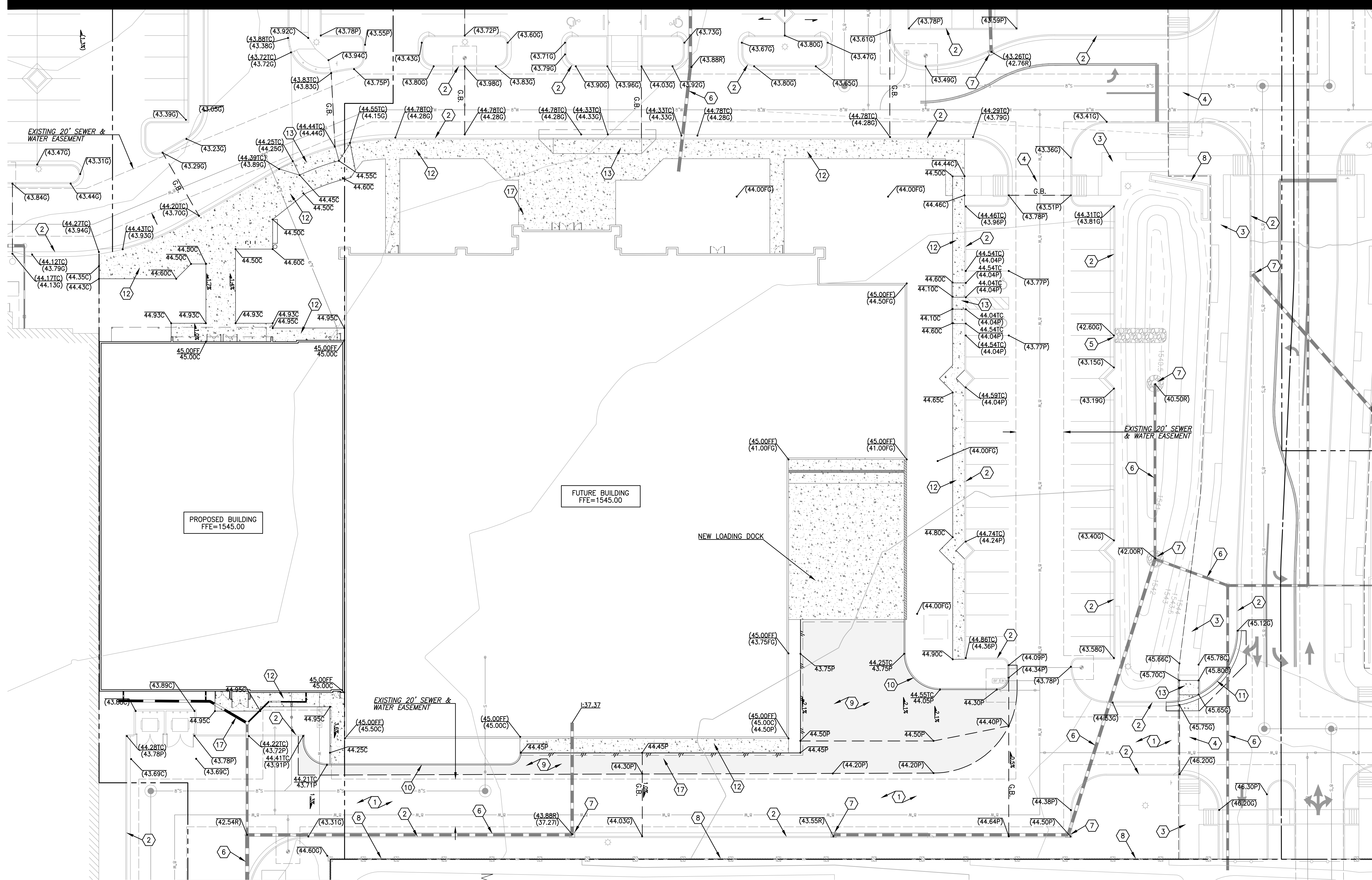
SEAL:



PROJECT NO:	7328	DRAWN/DESIGNED BY:	CN
DATE:	05/12/2024	CHECKED BY:	JH

NO.	BY	DATE	REVISION

MATCH LINE - SEE SHEET 3

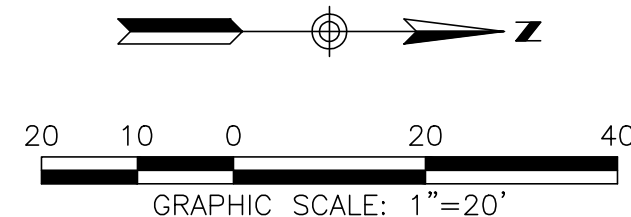
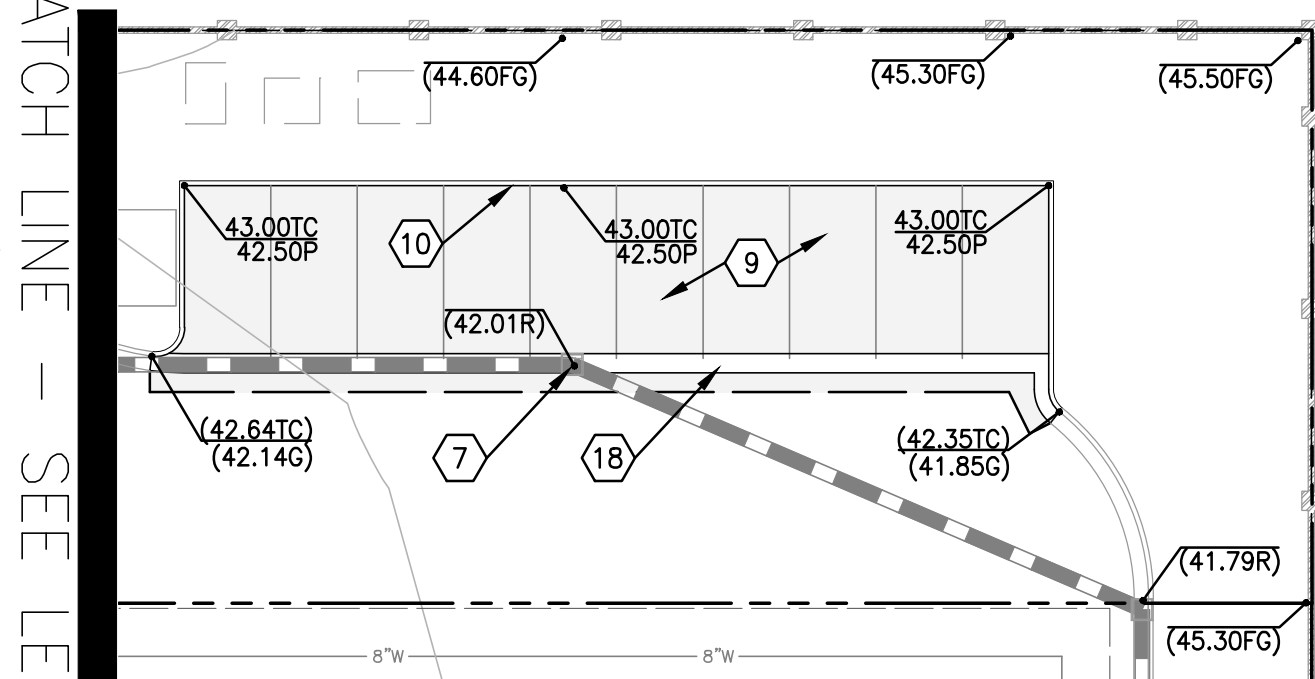


MATCH LINE - SEE RIGHT

MATCH LINE - SEE LEFT

KEYNOTES

- | | |
|---|---|
| 1 EXISTING ASPHALT TO REMAIN. | 10 NEW CONCRETE VERTICAL CURB. |
| 2 EXISTING CURB TO REMAIN. | 11 NEW CONCRETE VERTICAL CURB AND GUTTER. |
| 3 EXISTING CONCRETE SIDEWALK TO REMAIN. | 12 NEW CONCRETE SIDEWALK. |
| 4 EXISTING DECORATIVE PAVERS TO REMAIN. | 13 NEW ACCESSIBLE ACCESS RAMP. |
| 5 EXISTING CURB OPENING TO REMAIN. | 14 NEW TRASH ENCLOSURE. |
| 6 EXISTING STORM DRAIN PIPE TO REMAIN. | 15 NEW MASONRY SCREEN WALL. |
| 7 EXISTING STORM DRAIN INLET TO REMAIN. | 16 NEW STORM DRAIN INLET. |
| 8 EXISTING MASONRY SCREEN WALL TO REMAIN. | 17 NEW STORM DRAIN PIPE. |
| 9 NEW ASPHALT PAVEMENT. | 18 NEW CONCRETE VALLEY GUTTER. |



PRELIMINARY IMPROVEMENT PLAN PREPARED FOR:
MEDINA STATION
1325 S SIGNAL BUTTE ROAD
MESA, ARIZONA 85209
CITY OF MESA



DRAWING NO.
GD2
SHEET NO. 4 OF 6

GRADING & DRAINAGE PLAN

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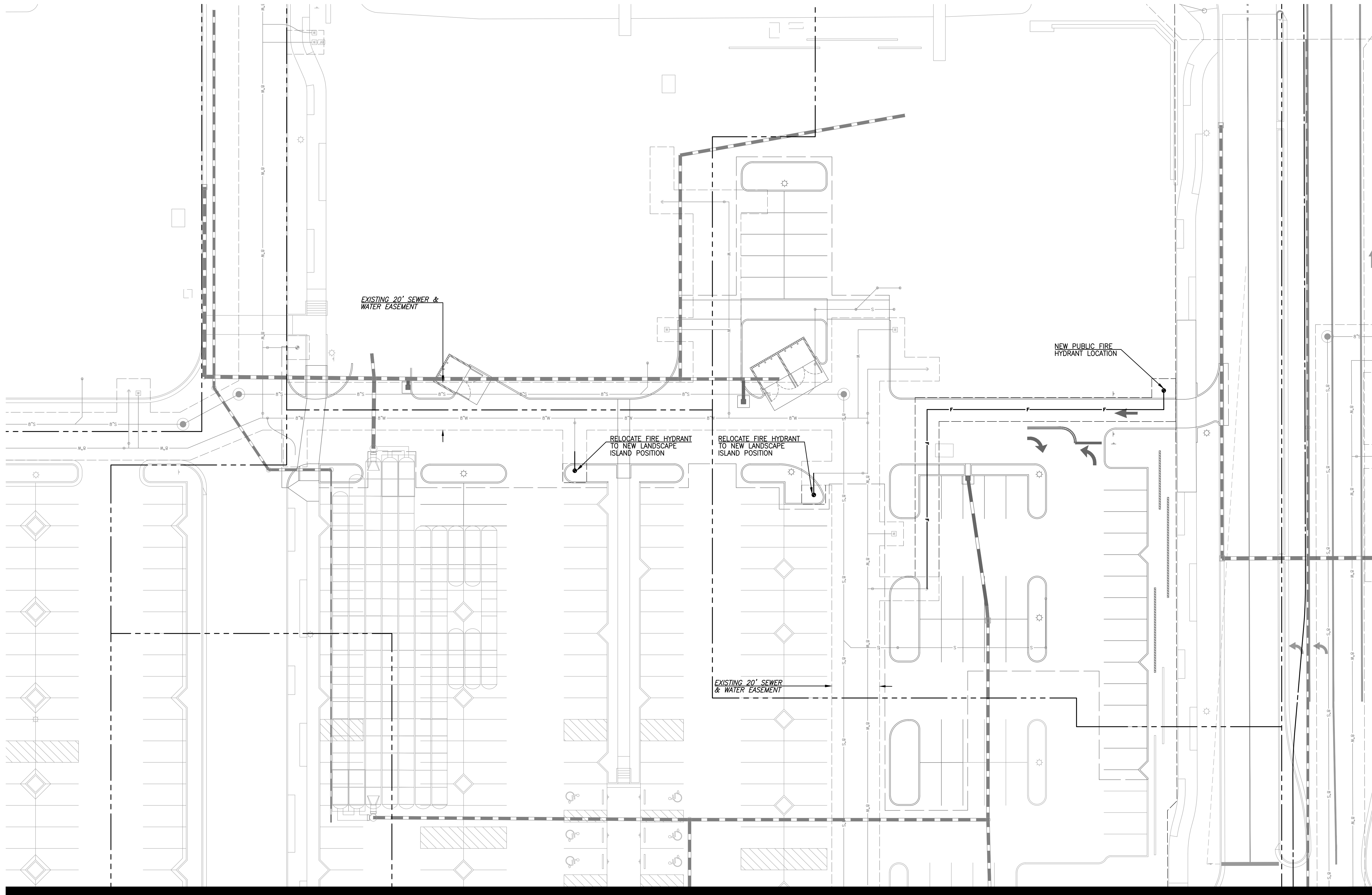
2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029

SEAL:



PROJECT NO: 7328
DATE: 05/12/2024
DRAWN/DESIGNED BY: JH
CHECKED BY: CN

NO.	BY	DATE	REVISION



MATCH LINE – SEE SHEET 6

PRIVATE WATER KEYNOTES

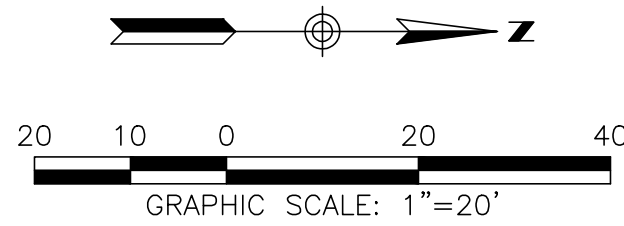
- 1 EXISTING 2" WATER SERVICE. INSTALL NEW 2" METER AND CONNECTION FOR DOMESTIC WATER SERVICE.
- 2 NEW 1-1/2" DOMESTIC WATER LINE.
- 3 NEW DOMESTIC BACKFLOW PREVENTER.

PRIVATE FIRE LINE KEYNOTES

- 1 CONNECT TO EXISTING 8" WATER FOR FIRE SERVICE.
- 2 NEW 6" DIP FIRE LINE.
- 3 NEW FDC LOCATION.

PRIVATE SEWER KEYNOTES

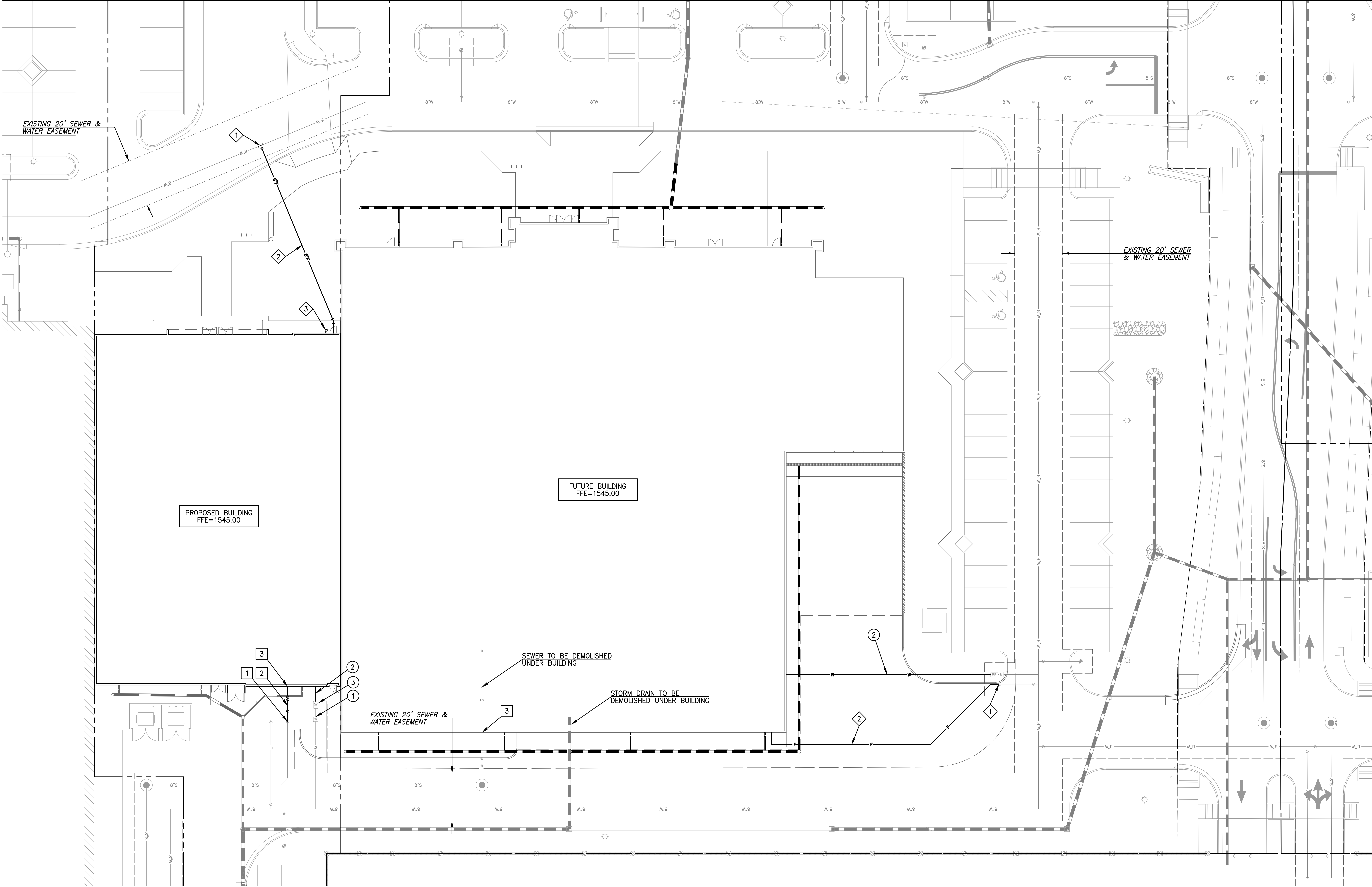
- 1 CONNECT TO EXISTING 6" PVC SEWER MAIN.
- 2 NEW 6" PVC SDR-35 SEWER LINE.
- 3 CONNECT TO BUILDING SANITARY SEWER.



PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

PRELIMINARY IMPROVEMENT PLAN PREPARED FOR: MEDINA STATION 1325 S SIGNAL BUTTE ROAD MESA, ARIZONA 85209 CITY OF MESA		PROJECT NO: 7328 DATE: 05/12/2024		DRAWN/DESIGNED BY: CN CHECKED BY: JH	
		602-957-3350 rickengineering.com		2401 W PEORIA AVE, SUITE 130 PHOENIX, AZ 85029	
ARIZONA811 Call 811 or click Arizona811.com		SEAL: 			
		RICK SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER			
DRAWING NO. UT1 SHEET NO. 5 OF 6		ONSITE UTILITY PLAN			

MATCH LINE – SEE SHEET 5



PRIVATE WATER KEYNOTES

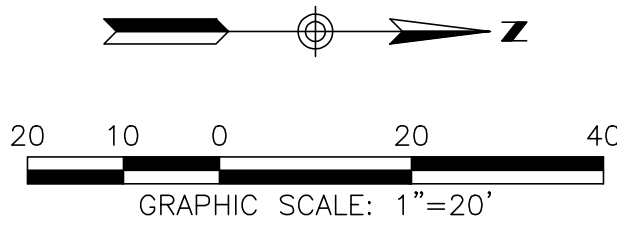
- 1 EXISTING 2" WATER SERVICE. INSTALL NEW 2" METER AND CONNECTION FOR DOMESTIC WATER SERVICE.
- 2 NEW 1-1/2" DOMESTIC WATER LINE.
- 3 NEW DOMESTIC BACKFLOW PREVENTER.

PRIVATE FIRE LINE KEYNOTES

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- 3 NEW FDC LOCATION.

PRIVATE SEWER KEYNOTES

- 1 CONNECT TO EXISTING 6" PVC SEWER MAIN.
- 2 NEW 6" PVC SDR-35 SEWER LINE.
- 3 CONNECT TO BUILDING SANITARY SEWER.



PRELIMINARY IMPROVEMENT PLAN PREPARED FOR:

MEDINA STATION

1325 S SIGNAL BUTTE ROAD
MESA, ARIZONA 85209
CITY OF MESA

PROJECT NO: 7328

DATE: 05/12/2024

ON SITE UTILITY PLAN

602-957-3350

rickengineering.com

2401 W PEORIA AVE, SUITE 130

PHOENIX, AZ 85029

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

SEAL:

REGISTERED PROFESSIONAL ENGINEER
53640
JEFFREY P. HUNT
ARIZONA U.S.A.

Drawn By: JH

Checked By: CN

Call 811 or click Arizona811.com

Arizona811

DRAWING NO. UT2

SHEET NO. 6 OF 6