

# POPEYE'S LOUISIANA KITCHEN

## CONCEPTUAL DRAINAGE & UTILITY PLAN

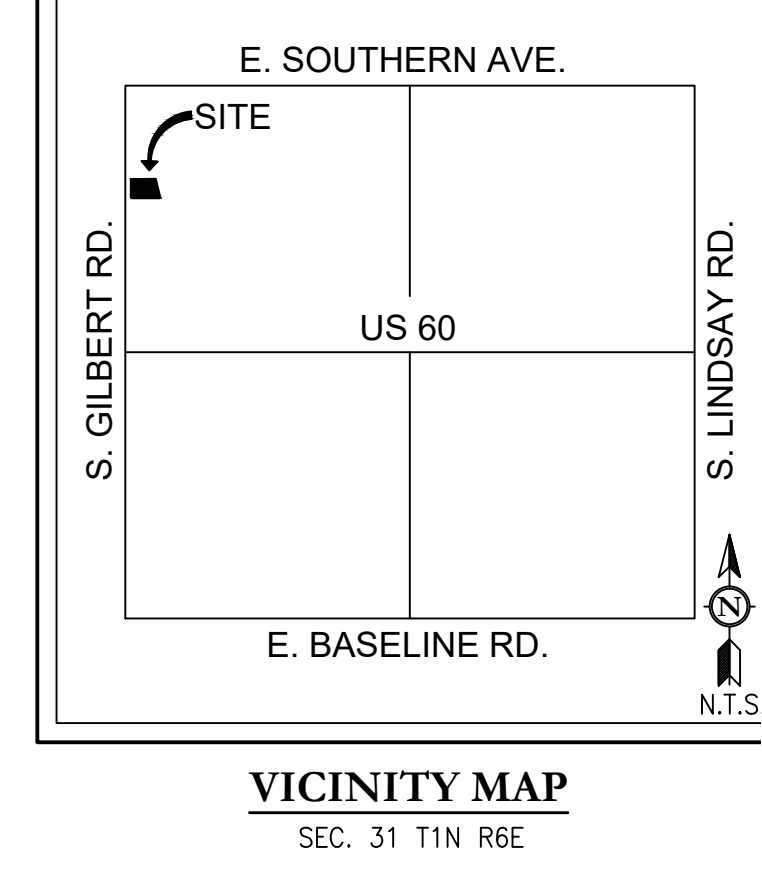
1343 S. GILBERT ROAD, MESA, ARIZONA

**DEVELOPER/OWNER**  
 Z&H FOODS RE, LTD.  
 3100 MAIN STREET  
 SUITE 301  
 DALLAS, TX 75226  
 CONTACT: AMIN DHANNI

**ARCHITECT**  
 CORALIC, LLC  
 9700 MACKENZIE RD #217  
 ST. LOUIS, MS 63123  
 PH: (314) 279-7200  
 CONTACT: EDIN CORALIC  
 CORALIC.EDIN@GMAIL.COM

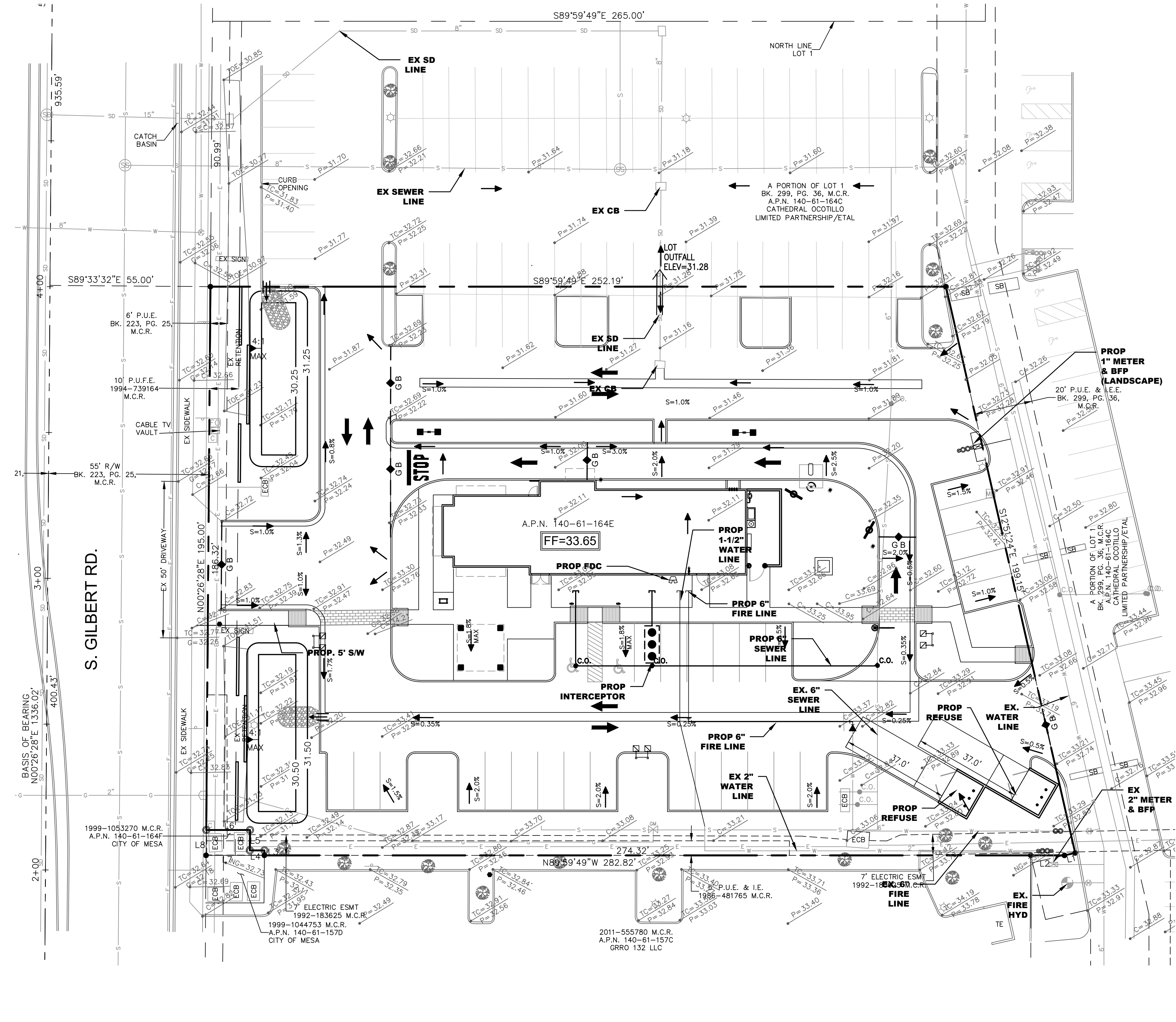
**ENGINEER:**  
 SBL ENGINEERING, LLC.  
 1957 E. SUNBURST LANE,  
 TEMPE, AZ 85284  
 PH: (602) 326-5848  
 FX: (480) 619-6334  
 CONTACT: CRAIG BAKER

**SURVEYOR:**  
 LSRS LAND SURVEY  
 2231 W. CALLE DEL SOL  
 PHOENIX, AZ 85085  
 PH: (480) 650-4006  
 FX: (480) 718-7668  
 CONTACT: JAY VANLANDSCHOOT



SBL Engineering, LLC.  
 PH: (602) 326-5848 www.sbl-eng.com

SBL  
 S. JENNIFER J. OSMITH  
 REGISTERED PROFESSIONAL ENGINEER  
 ARIZONA U.S.A.  
 Expires 06/30/2021



**LEGEND OF EXISTING FEATURES**

- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- FOUND MONUMENT AS RLS
- SET 1/2" REBAR WITH CAP RLS #45763
- SCHEDULE B ITEM PER TITLE COMMITMENT
- FIRE HYDRANT
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗⊗⊗ BACKFLOW PREVENTER
- FIRE DEPARTMENT CONNECTION
- ⊗ SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- ⊗ STORM DRAIN MANHOLE
- LIGHT POLE
- ⊗ ELECTRIC JUNCTION BOX
- ⊗ GAS METER
- GAS VALVE
- ⊗ CABLE TV RISER
- ⊗ FIBER OPTIC LINE MARKER
- IRRIGATION CONTROL VALVE
- ♿ HANDICAP PARKING
- SIGN
- BOLLARD
- ⊗ MAILBOX
- TREE
- I.D. IDENTIFICATION
- BK. BOOK
- PG. PAGE

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, WHICH BEARS N00°26'28"E AS SHOWN ON TABLELAND VILLAGE II, RECORDED IN BOOK 299 OF MAPS, PAGE 36, M.C.R.

**PARCEL & SITE ADDRESS**

APN: 140-61-164E  
 SITE ADDRESS 1343 S. GILBERT ROAD, MESA, ARIZONA  
 ZONING: THIS SITE IS CURRENTLY ZONED AS LC

**AREA:**

SUBJECT PROPERTY CONTAINS 53,521 SQUARE FEET OR 1.2287 ACRES.

**FLOOD ZONE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP #0401C22270M, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": 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.

**LEGAL DESCRIPTION**

THAT PORTION OF LOT 1, TABLELAND VILLAGE II, A SUBDIVISION RECORDED IN BOOK 299 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 59 MINUTES 49 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST HAMPTON DRIVE A DISTANCE OF 178.72 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 11 SECONDS EAST A DISTANCE OF 175.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 49 SECONDS WEST A DISTANCE OF 282.82 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH GILBERT ROAD ALSO BEING THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 26 MINUTES 28 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 195.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES 49 SECONDS EAST A DISTANCE OF 252.19 FEET TO A POINT; THENCE SOUTH 12 DEGREES 51 MINUTES 24 SECONDS EAST A DISTANCE OF 199.15 FEET TO A POINT; THENCE SOUTH 77 DEGREES 08 MINUTES 36 SECONDS WEST A DISTANCE OF 3.78 FEET TO A POINT; THENCE NORTH 89 DEGREES 59 MINUTES 49 SECONDS WEST A DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF MESA, A MUNICIPAL CORPORATION OF THE STATE OF ARIZONA BY WARRANTY DEED RECORDED NOVEMBER 18, 1999 AS 99-1053270 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 5.00 FEET (ABUTTING GILBERT ROAD RIGHT-OF-WAY) OF THE SOUTH 8.68 FEET AND THE EAST 5.00 FEET OF THE WEST 20.00 FEET (ABUTTING GILBERT ROAD RIGHT-OF-WAY) OF THE SOUTH 1.68 FEET OF LOT 1, TABLELAND VILLAGE 2, A SUBDIVISION ACCORDING TO BOOK 299 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA.

**LEGEND OF PROPOSED FEATURES**

- G.B. GRADE BREAK
- DRAINAGE FLOW
- FF=XX.XX FINISH FLOOR
- ⊗ FDC
- ⊗ WATER VALVE
- FIRE HYDRANT
- ⊗ WATER METER
- ⊗⊗⊗ BACKFLOW PREVENTION DEVICE
- LOT OUTFALL
- C.O. SEWER CLEANOUT

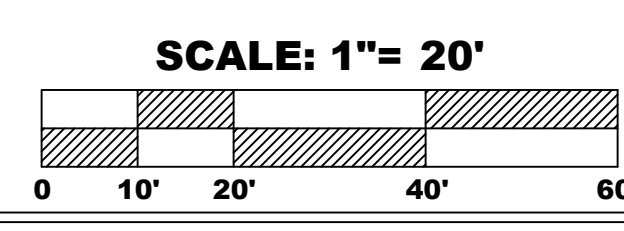
LINE	LENGTH	BEARING
L1	3.78	S77°08'36"W
L2	11.50	N89°59'49"W
L3	1.68	N00°26'28"E
L4	5.00	N89°59'49"W
L5	7.00	N00°26'28"E
L6	15.00	N89°59'49"W
L7	20.00	N89°59'49"W
L8	8.68	N00°26'28"E

**RETENTION STATEMENT**

THIS SITE WILL RESPECT THE CURRENT DESIGN CONDITIONS. NO OFF-SITE FLOWS IMPACT THIS SITE.

- A.P.N. ASSESSOR PARCEL NUMBER
- I.E. IRRIGATION EASEMENT
- I.E.E. INGRESS EGRESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U.F.E. PUBLIC UTILITY AND FACILITY EASEMENT
- M.C.R. MARICOPA COUNTY RECORDER
- R/W RIGHT-OF-WAY
- ESMT EASEMENT
- FF FINISH FLOOR
- ECB ELECTRIC CABINET
- PL PROPERTY LINE
- SB SPEED BUMP
- TE TRASH ENCLOSURE
- GROUND ELEVATION
- PAVEMENT ELEVATION
- TOP OF CURB & GUTTER ELEVATION
- TOP OF CURB & PAVEMENT ELEVATION
- CONCRETE ELEVATION
- BOTTOM OF SLOPE ELEVATION
- SD STORM DRAIN LINE
- S SANITARY SEWER LINE
- W WATER LINE
- E ELECTRIC LINE
- G GAS LINE
- CTV CABLE TV LINE

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
**OR RECORDING**



**POPEYE'S LOUISIANA KITCHEN**  
**1343 S. Gilbert Road, MESA, AZ**  
**CONCEPTUAL DRAINAGE & UTILITY PLAN**

DATE	REVISIONS

DATE: 09/22/20  
 PROJ. NO: 16-149  
 DESIGN: CB  
 DRAWN: CB  
 CHECK: JS  
 SCALE: 1"=20'  
 CAD FILE: 16149DX

**CONCEPT G&D**  
**UTILITY PLAN**  
**CP1**  
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