

PRELIMINARY PLAT FOR KOMATSU MESA, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



KOMATSU
SALES AND
SERVICE
FACILITY

9927
E. PECOS ROAD
MESA
ARIZONA
85212

DATE
PRE-SUBMITTAL
03-04-2024
DR SUBMITTAL
05-27-2024
SUP SUBMITTAL
05-27-2024
DR/SUP 2nd SUBMITTAL
07-15-2024



DRAWN BY: NG & CC

OWNERSHIP OF DOCUMENTS:
This document is the property of Cawley Architects. It is to be used only for the project and site identified herein. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Cawley Architects.

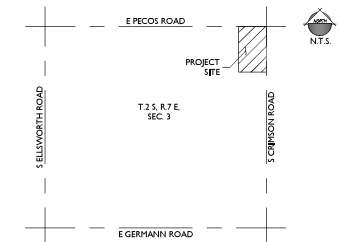
DISCREPANCIES AND CONFLICTS:
In the event of any discrepancy or conflict between the drawings and specifications, the specifications shall govern. In the event of any discrepancy or conflict between the drawings and specifications, the drawings shall govern.

PRELIMINARY PLAT

Project: 23071

PP01

VICINITY MAP



CIVIL ENGINEER:

EPS GROUP, INC.
1100 N. ALPHA SCHOOL RD. SUITE 110 MESA
ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: TAYLOR BILLS, P.E.
EMAIL: TAYLOR.BILLS@EPSGROUP.INC.COM

ARCHITECT:

CAWLEY ARCHITECTS
710 N 51ND ST. SUITE 203
PHOENIX, ARIZONA 85008
PHONE: (602) 393-5060
CONTACT: DAVID FULK
EMAIL: DAVID@CAWLEYARCHITECTS.COM

BASIS OF BEARING

BASE OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°24'21" WEST ALONG THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO PLSS SUBMERSON RECORD OF SURVEY, RECORDED IN BOOK 448, PAGE 32, MARICOPA COUNTY RECORDS, ARIZONA.

BENCHMARK

3.0 KM (1.85 MI) NORTHERLY ALONG ELLSWORTH ROAD FROM THE POST OFFICE IN QUEEN CREEK, 29.8 M (97.8 FT) WEST OF THE ROAD CENTERLINE, 12.7 M (41.7 FT) WEST OF A FENCE CORNER, 8.3 M (27.3 FT) NORTH OF AND LEVEL WITH THE CENTER OF SURPERSTITION DRIVE, 1.4 M (6.7 FT) EAST OF A UTILITY POLE WITH A GUY CABLE AND 0.9 M (3.0 FT) SOUTH OF A WITNESS POST AND FENCE. NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 5-INCH LOGO CAP.

PROJECT DATA

| | |
|------------------------|-------------------------|
| APN: | 304-62-001C (A PORTION) |
| CURRENT LAND USE: | VACANT |
| EXISTING GENERAL PLAN: | N/A |
| EXISTING ZONING: | I1 (LIGHT INDUSTRIAL) |
| GROSS AREA: | 22.35+ ACRES |
| NET AREA: | 14.09+ ACRES |

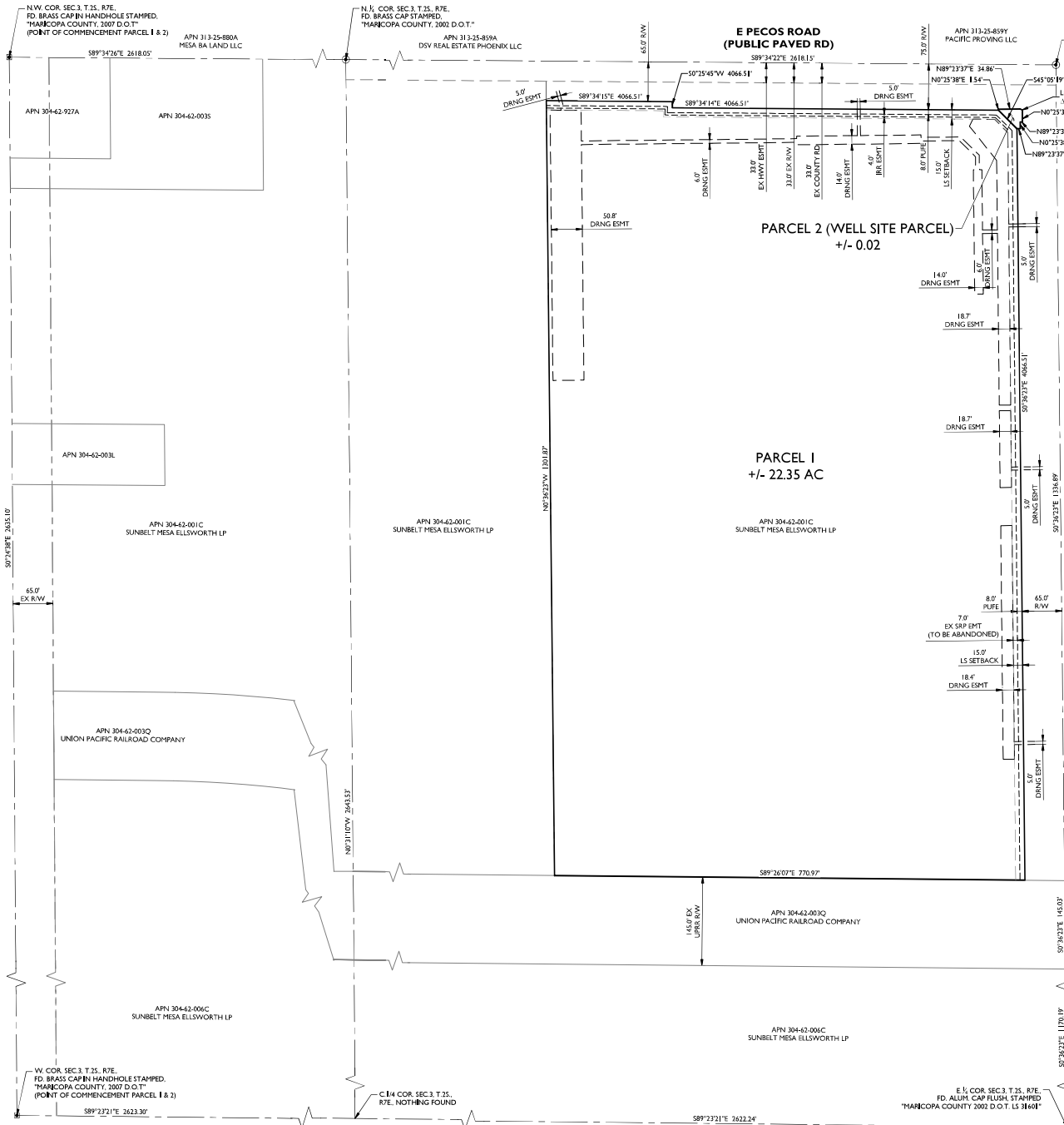
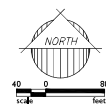
FLOOD ZONE INFORMATION

THIS SITE IS LOCATED WITHIN "ZONE X SHADED" AS SHOWN ON ROAD INSURANCE RATE MAP NUMBER AHJ13790L. 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS SHALL BE PRIVATE AND SHALL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE DEVELOPER WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- A MASTER PROPERTY OWNERS ASSOCIATION SHALL BE FORMED FOR THE PROPOSED DEVELOPMENT FOR OWNERSHIP AND MAINTENANCE OF ALL PRIVATE STREETS, LANDSCAPED AREAS, RECREATION AMENITIES, AND MAINTENANCE OF STREETLIGHTS AND SIDEWALKS ALONG PRIVATE STREETS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.

| PARCEL AREA TABLE | | |
|-------------------|--------------|-----------|
| LOT # | AREA (SQ) | AREA (AC) |
| 1 | 973.459 3378 | 22.3476 |
| 2 | 756.0098 | 0.0174 |
| TOTAL | 974.165 3476 | 22.365 |



| PARCEL AREA TABLE | | |
|-------------------|--------------|-----------|
| LOT # | AREA (SQ) | AREA (AC) |
| 1 | 973.459 3378 | 22.3476 |
| 2 | 756.0098 | 0.0174 |
| TOTAL | 974.165 3476 | 22.365 |