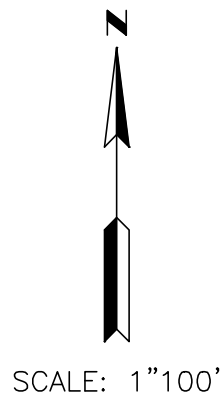
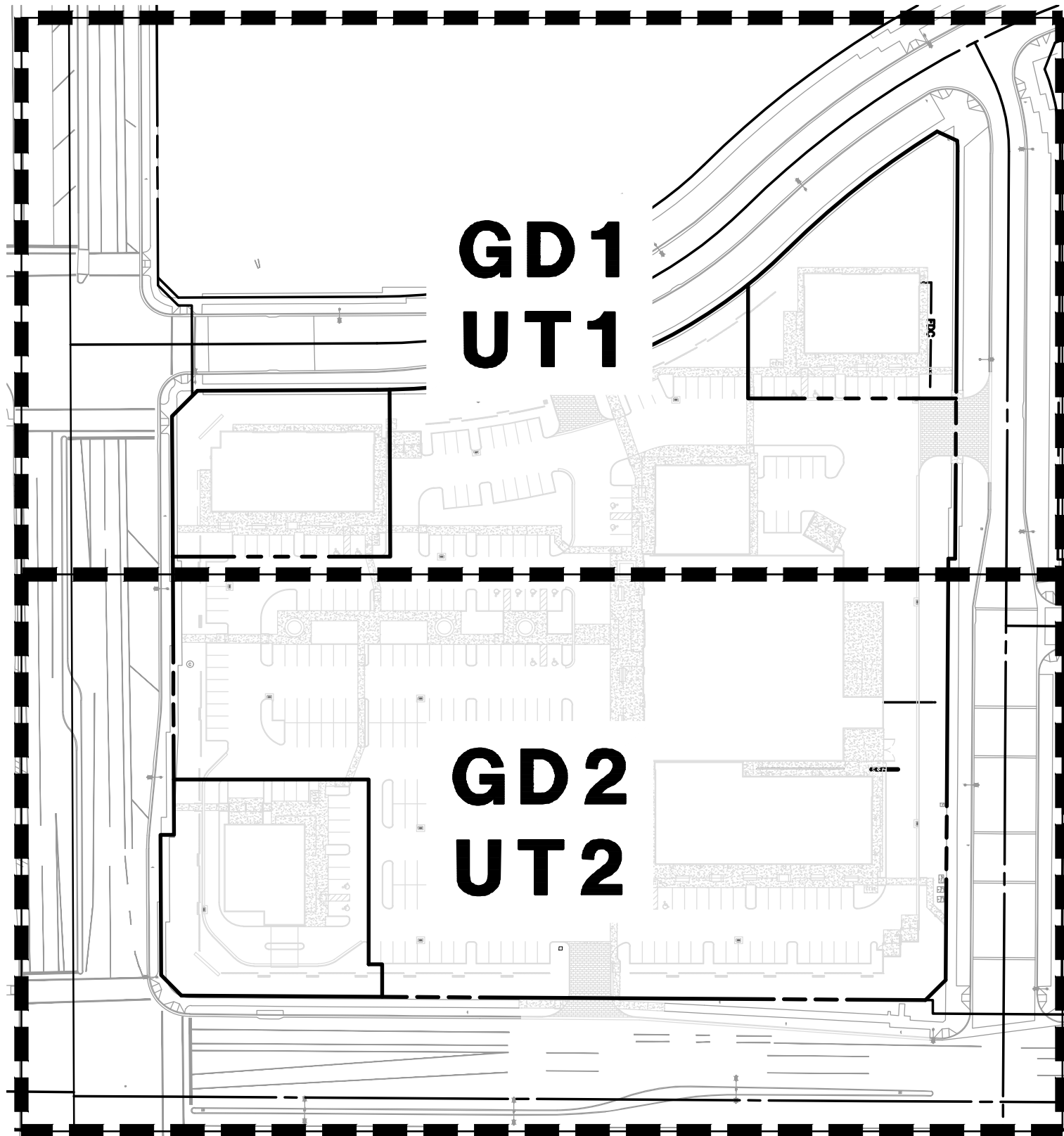


PRELIMINARY IMPROVEMENT PLAN FOR
EASTMARK RETAIL

5131 S ELLSWORTH ROAD MESA, ARIZONA
A PORTION SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SCALE: 1"=100'

PROJECT INFORMATION

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW GROCERY/SHOP ANCHOR BUILDING, WHICH IS A 4,500 SF SHOP BUILDING AND TWO RETAIL/RESTAURANT PADS BUILDINGS WITH ALL REQUIRED GRADING & DRAINAGE, UTILITY AND PAVING IMPROVEMENTS.

ADDRESS:
5131 S ELLSWORTH ROAD
MESA, ARIZONA 85212

APN: 304-32-887

ZONING: PC

TOTAL AREA: 287,635 SF (6.603 AC)
DISTURBED AREA: 240,874 SF (5.529 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DRIVE SUITE 219
MESA, ARIZONA 85204
PH: 480-834-3300
CONTACT: DANIEL MATTHEWS, P.E.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF RAY ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, USING A BEARING OF NORTH 89°38'44" WEST.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF MESA 2006 BENCHMARK: BRASS TAG IN TOP OF CURB LOCATED AT THE NORTHWEST CORNER OF MERIDIAN AND WARNER ROAD HAVING AN ELEVATION OF 1481.15, NAVD88.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF MESA 2006 BENCHMARK: BRASS TAG IN TOP OF CURB LOCATED AT THE NORTHWEST CORNER OF MERIDIAN AND WARNER ROAD HAVING AN ELEVATION OF 1481.15, NAVD88 - 2021 SMARTNET BENCHMARK.

LEGAL DESCRIPTION

THE LAND HEREIN REFERRED TO BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL F AND G, OF EASTMARK COMMERCIAL CORE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 1552 OF MAPS, PAGE 46 AND AFFIDAVIT OF CHANGE RECORDED APRIL 18, 2022 AS 2022-0339465 OF OFFICIAL RECORDS.

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2760L, 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 FROM ADJACENT DEVELOPMENT SITES AND ROADWAYS ARE RETAINED ONSITE AND CONVEYED THROUGH THE PROJECT SITE.
-RETENTION PROVIDED IS 100-YR, 2-HR VIA AN UNDERGROUND RETENTION TANK
-EXTREME STORM OUTFALLS THE SITE AT THE NORTHWEST CORNER OF THE SITE AT THE ELEVATION OF 1391.91.
-FREE FROM INUNDATION FROM THE 100-YR, 2-HR STORM EVENT.

LEGEND

---	PROJECT RIGHT-OF-WAY	⊙	NEW SEWER MANHOLE
---	EXISTING RIGHT-OF-WAY	⊙	NEW SEWER CLEANOUT
---	ROADWAY CENTERLINE	└	NEW SEWER STUB
---	SECTION LINE	⊗	NEW WATER VALVE
---	EXISTING EASEMENT	[W]	NEW WATER METER
---	EXISTING MINOR CONTOUR	[BF]	NEW BACKFLOW PREVENTER
---	EXISTING MAJOR CONTOUR	⊕	NEW FIRE HYDRANT
---	NEW CONTOUR	⊕	NEW FIRE CONNECTION
---	EXISTING CONCRETE	⊕	NEW FIRE BACKFLOW PREVENTER
---	NEW ASPHALT	└	NEW WATER STUB
---	NEW CONCRETE	▶	NEW REDUCER
---	NEW RIP RAP	[SD]	NEW STORM DRAIN MANHOLE
---	NEW WALL	⊙	NEW DRYWELL
---	EXISTING CURB	⊙	NEW GAS VALVE
---	EXISTING PAINT STRIPE	[G]	NEW GAS METER
---	NEW CURB	⊗	NEW TRANSFORMER
---	NEW PAINT STRIPE	⊗	NEW SIGN
---	EXISTING STORM DRAIN PIPE	☀	NEW SITE LIGHT
---	EXISTING UNDERGROUND ELECTRIC	☀	NEW STREET LIGHT
---	EXISTING FIBER OPTIC LINE	○	SURVEY MONUMENT AS NOTED
---	EXISTING FORCE MAIN SEWER LINE	○	SPOT ELEV. (EXIST. GRADE)
---	EXISTING SEWER LINE	○	SPOT ELEV. (NEW GRADE)
---	EXISTING WATER LINE	○	RIGHT-OF-WAY
---	EXISTING GAS LINE	○	BACK OF CURB
---	NEW STORM DRAIN PIPE	○	SIDEWALK
---	NEW SEWER LINE	○	RECORDED VALUE
---	NEW WATER LINE	○	MEASURED VALUE
---	NEW FIRE SERVICE	○	RADIUS
---	EXISTING SEWER MANHOLE	○	PAVEMENT (ASPHALT)
---	EXISTING SEWER STUB	○	CONCRETE
---	EXISTING WATER STUB	○	GUTTER
---	EXISTING WATER VALVE	○	TOP OF CURB
---	EXISTING FIRE HYDRANT	○	FINISHED GRADE
---	EXISTING STORM DRAIN MANHOLE	○	TOP OF FOOTING
---	EXISTING SIGN	○	TOP OF WALL
---	EXISTING STREET LIGHT	○	LOW POINT
---	EXISTING TRAFFIC SIGNAL STRUCTURE	○	HIGH POINT
---	EXISTING ELECTRIC PULL BOX	○	GRADE BREAK
---	EXISTING TRAFFIC CONTROL BOX	○	FINISHED FLOOR ELEVATION
---		○	FINISH GRADE HIGH
---		○	FINISH GRADE LOW
---		○	PUBLIC UTILITY EASEMENT
---		○	MATCH EXISTING
---		○	RIM
---		○	INVERT
---		○	LENGTH
---		○	SLOPE

OWNER/DEVELOPER

COMMON BOND DEVELOPMENT GROUP
4300 EAST CAMELBACK ROAD, #150
PHOENIX, ARIZONA 85018
PH: 602-429-8016
ATTN: TREVOR COHEN

CIVIL ENGINEER

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

ARCHITECT

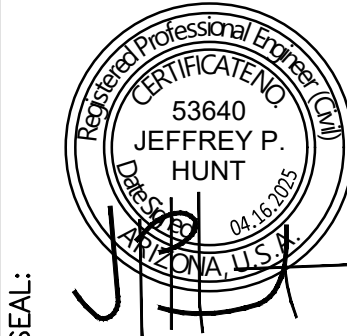
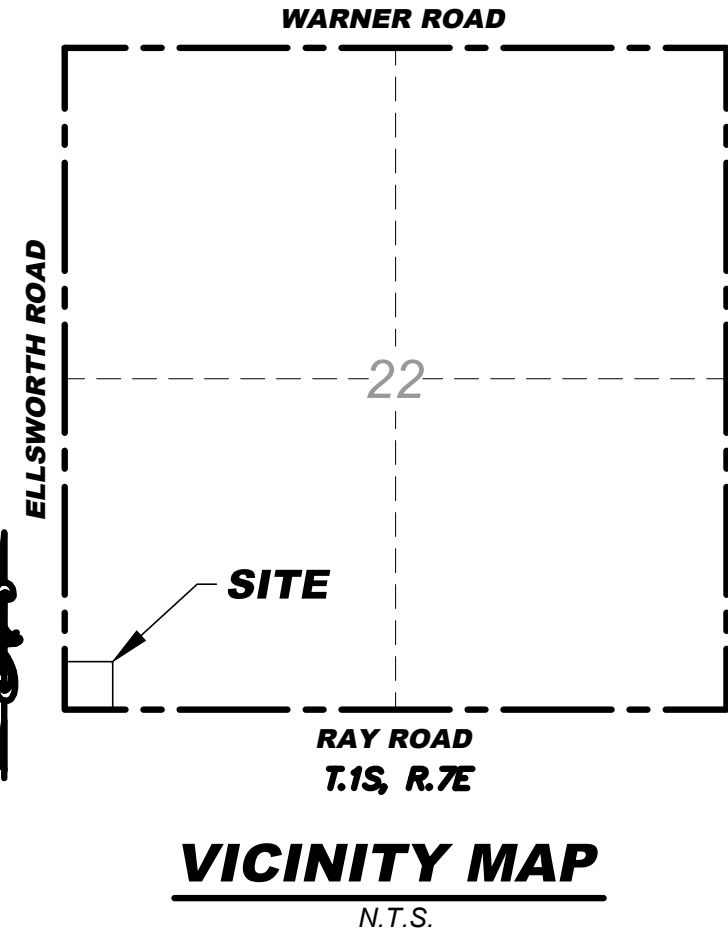
PHNX DESIGN, LLC
1855 EAST SOUTHERN AVENUE, #204
MESA, ARIZONA 85204
PH: 602-762-7354
ATTN: MIKE HILLS

UTILITIES

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

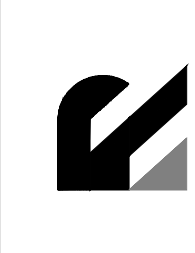
SHEET INDEX

1. COVER SHEET
2-3. GRADING & DRAINAGE PLAN
4-5. ONSITE UTILITY PLAN



2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029

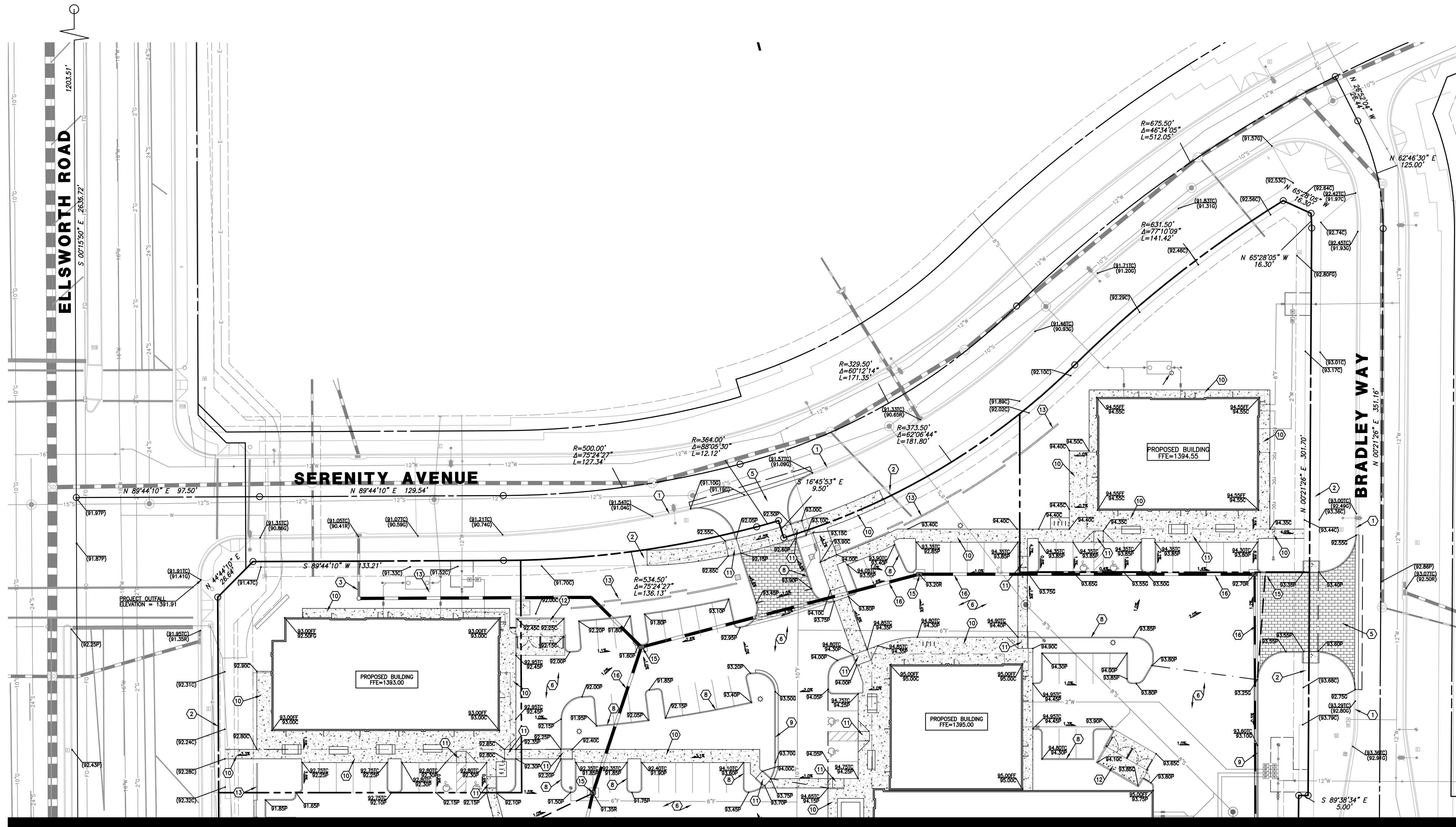
602-957-3350
rickengineering.com



PRELIMINARY IMPROVEMENT PLAN PREPARED FOR:
EASTMARK RETAIL
5131 S ELLSWORTH ROAD
MESA, ARIZONA 85212
CITY OF MESA



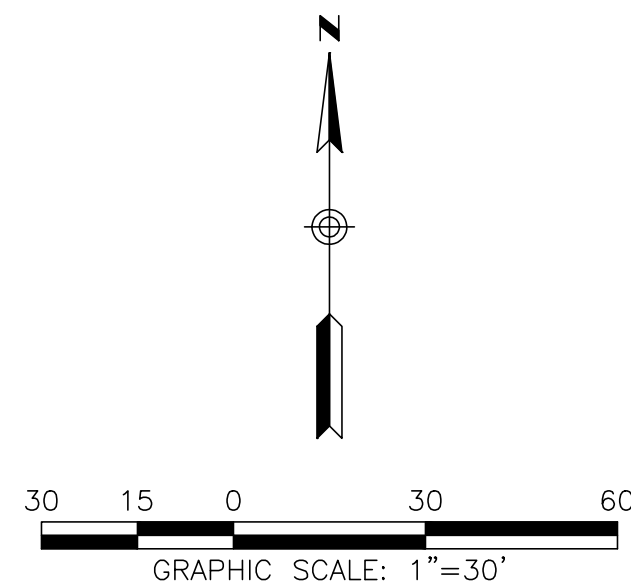
DRAWING NO.
C1
SHEET NO. 1 OF 5



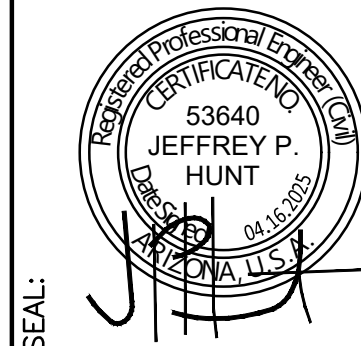
MATCH LINE - SEE SHEET 3

KEYNOTES

- | | |
|---|--|
| 1 EXISTING CURB TO REMAIN. | 10 NEW CONCRETE SIDEWALK. |
| 2 EXISTING CONCRETE SIDEWALK TO REMAIN. | 11 NEW ACCESSIBLE ACCESS RAMP. |
| 3 EXISTING STORM DRAIN PIPE TO REMAIN. | 12 NEW TRASH ENCLOSURE. |
| 4 EXISTING STORM DRAIN CATCH BASIN TO REMAIN. | 13 NEW MASONRY SCREEN WALL. |
| 5 NEW CONCRETE DRIVEWAY. | 14 NEW TRENCH DRAIN. |
| 6 NEW ASPHALT PAVEMENT. | 15 NEW STORM DRAIN INLET. |
| 7 NEW CONCRETE PAVEMENT. | 16 NEW STORM DRAIN PIPE. |
| 8 NEW CONCRETE VERTICAL CURB. | 17 NEW 120" DIAMETER UNDERGROUND STORMWATER RETENTION TANKS. |
| 9 NEW CONCRETE VERTICAL CURB AND GUTTER. | LENGTH=1,295 LINEAR FEET
VOLUME=101,709 CUBIC FEET |



PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING



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PHOENIX, AZ 85029

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PRELIMINARY IMPROVEMENT PLAN PREPARED FOR:
EASTMARK RETAIL
5131 S ELLSWORTH ROAD
MESA, ARIZONA 85212
CITY OF MESA



DRAWING NO.
GD1
SHEET NO. 2 OF 5

GRADING & DRAINAGE PLAN

PROJECT NO:

7313 DRAWN/DESIGNED BY:

CN

JH

DATE: 04/16/2025

CHECKED BY:

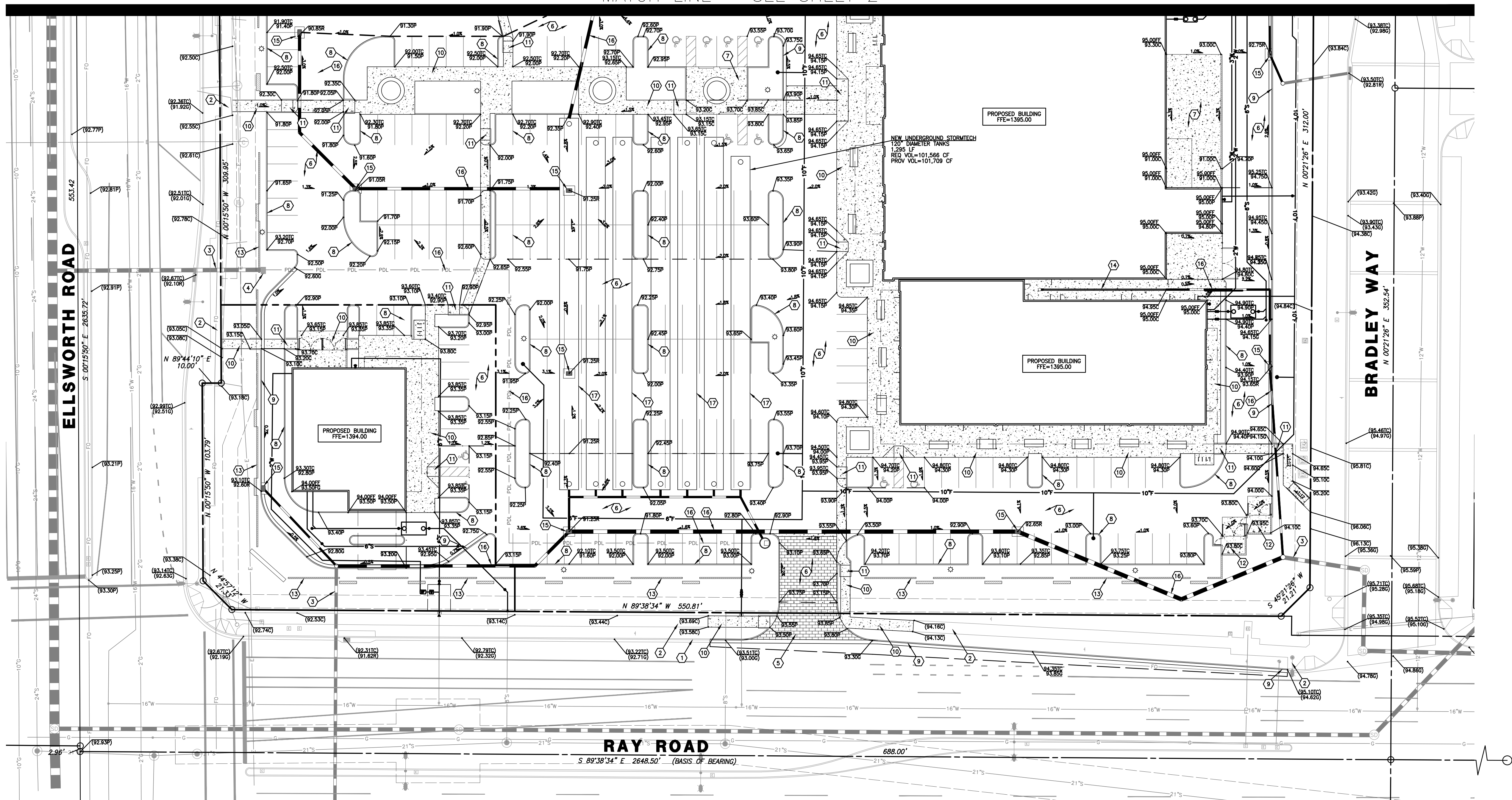
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BY

DATE

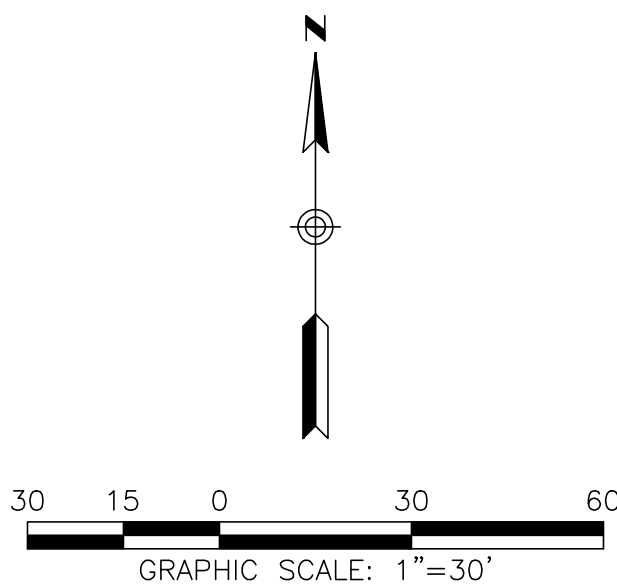
REVISION

MATCH LINE - SEE SHEET 2



KEYNOTES

- | | |
|---|--|
| 1 EXISTING CURB TO REMAIN. | 10 NEW CONCRETE SIDEWALK. |
| 2 EXISTING CONCRETE SIDEWALK TO REMAIN. | 11 NEW ACCESSIBLE ACCESS RAMP. |
| 3 EXISTING STORM DRAIN PIPE TO REMAIN. | 12 NEW TRASH ENCLOSURE. |
| 4 EXISTING STORM DRAIN CATCH BASIN TO REMAIN. | 13 NEW MASONRY SCREEN WALL. |
| 5 NEW CONCRETE DRIVEWAY. | 14 NEW TRENCH DRAIN. |
| 6 NEW ASPHALT PAVEMENT. | 15 NEW STORM DRAIN INLET. |
| 7 NEW CONCRETE PAVEMENT. | 16 NEW STORM DRAIN PIPE. |
| 8 NEW CONCRETE VERTICAL CURB. | 17 NEW 120" DIAMETER UNDERGROUND STORMWATER RETENTION TANKS. |
| 9 NEW CONCRETE VERTICAL CURB AND GUTTER. | LENGTH=1,295 LINEAR FEET
VOLUME=101,709 CUBIC FEET |



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PHOENIX, AZ 85029

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rickengineering.com



EASTMARK RETAIL
5131 S ELLSWORTH ROAD
MESA, ARIZONA 85212

CITY OF MESA

GRADING & DRAINAGE PLAN

PRELIMINARY IMPROVEMENT PLAN PREPARED FOR:



DRAWING NO.
GD2
SHEET NO. 3 OF 5

SEAL:

DATE

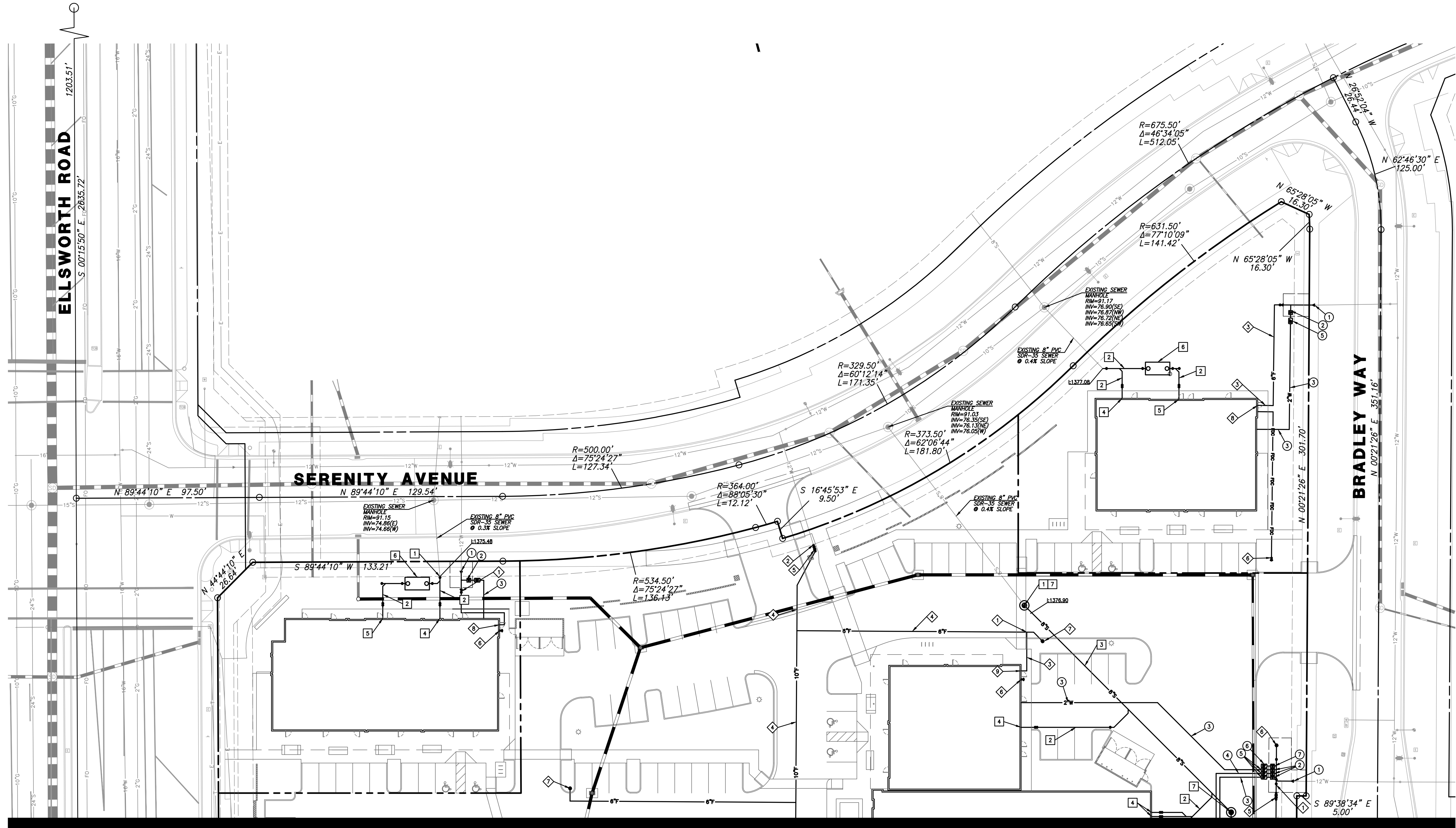
NO. BY

REVISION

7313 DRAWN/DESIGNED BY:
04/16/2025 CHECKED BY:

CN

JH



MATCH LINE - SEE SHEET 5

PRIVATE WATER KEYNOTES

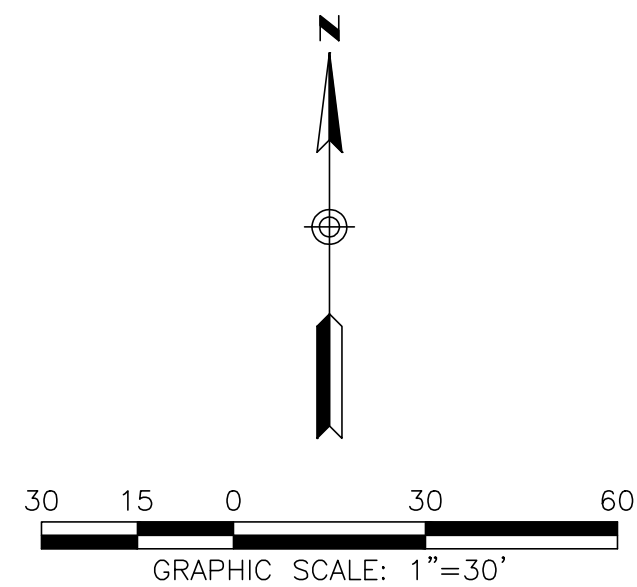
- 1 CONNECT TO EXISTING STUB AND EXTEND FOR SERVICE MANIFOLD.
- 2 NEW 2" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
- 3 NEW 2" DOMESTIC WATER LINE.
- 4 NEW 3" DOMESTIC WATER LINE.
- 5 NEW DOMESTIC BACKFLOW PREVENTER
- 6 NEW IRRIGATION BACKFLOW PREVENTER.
- 7 NEW 1" SERVICE AND METER FOR IRRIGATION SERVICE.

PRIVATE FIRE LINE KEYNOTES

- 1 CONNECT TO 8" WATER FOR FIRE SERVICE.
- 2 CONNECT TO 12" WATER FOR FIRE SERVICE.
- 3 NEW 6" DIP FIRE LINE.
- 4 NEW 8" DIP FIRE LINE.
- 5 NEW 8" BACKFLOW PREVENTER.
- 6 NEW FDC.
- 7 NEW FIRE HYDRANT ASSEMBLY.
- 8 CONNECT TO BUILDING FIRE RISER AND INTERNAL BACKFLOW PREVENTER.
- 9 CONNECT TO BUILDING FIRE RISER.

PRIVATE SEWER KEYNOTES

- 1 CONNECT TO EXISTING 8" PVC SEWER STUB.
- 2 NEW 6" PVC SDR-35 SEWER LINE.
- 3 NEW 8" PVC SDR-35 SEWER LINE.
- 4 CONNECT TO BUILDING SANITARY SEWER.
- 5 CONNECT TO KITCHEN WASTE SEWER.
- 6 NEW GREASE INTERCEPTOR.
- 7 NEW SEWER MANHOLE.



2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029

602-957-3350
rickengineering.com



EASTMARK RETAIL
5131 S ELLSWORTH ROAD
MESA, ARIZONA 85212

PRELIMINARY IMPROVEMENT PLAN PREPARED FOR:



DRAWING NO.
UT1
SHEET NO. 4 OF 5

ONSITE UTILITY PLAN

PROJECT NO:

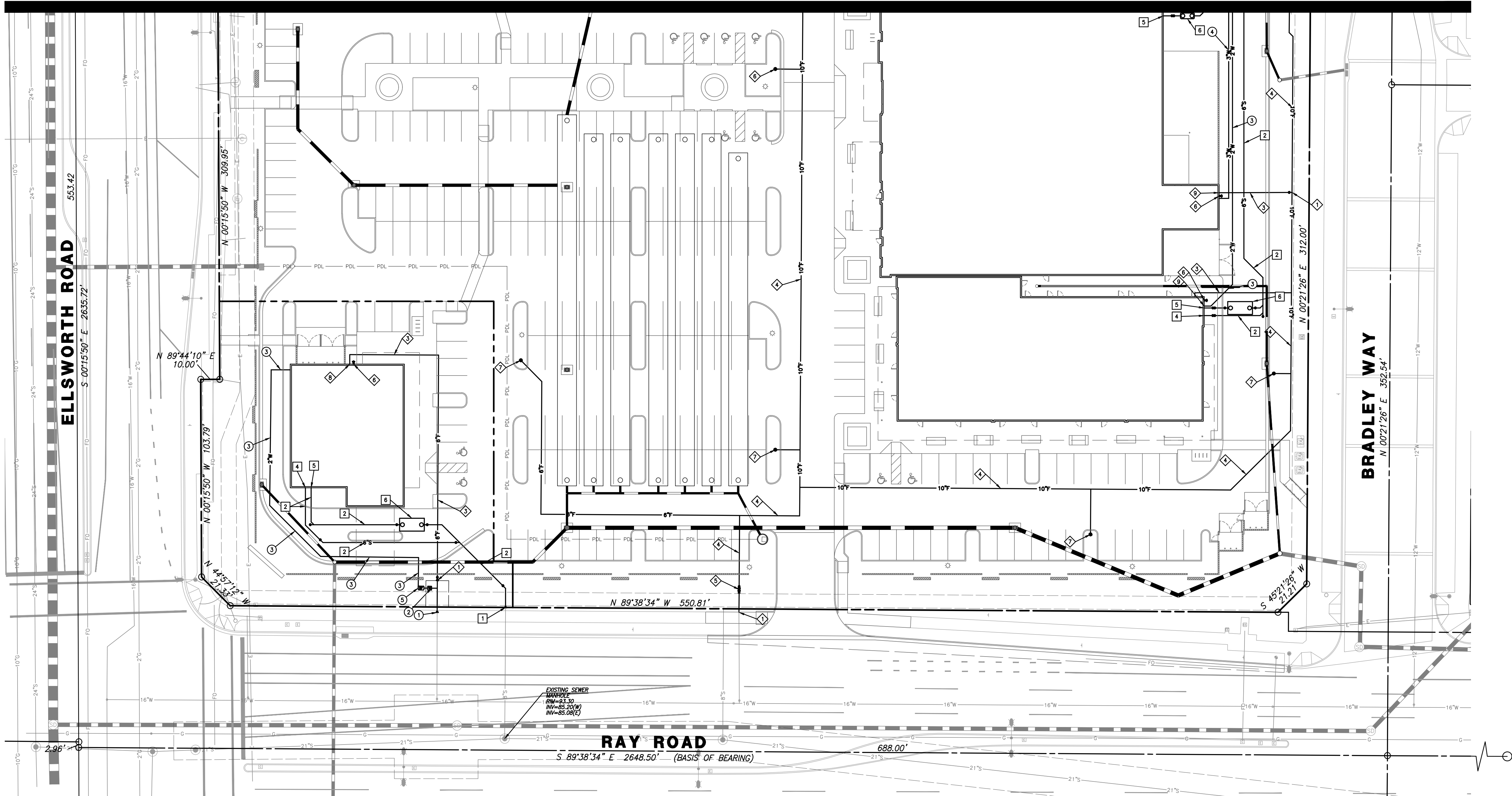
7313 DRAWN/DESIGNED BY:

CN

NO. BY DATE

REVISION

MATCH LINE - SEE SHEET 4



PRIVATE WATER KEYNOTES

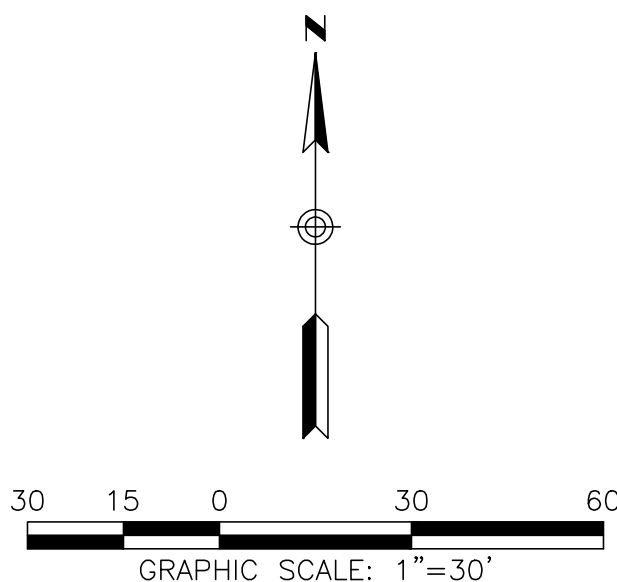
- ① CONNECT TO EXISTING STUB AND EXTEND FOR SERVICE MANIFOLD.
- ② NEW 2" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
- ③ NEW 2" DOMESTIC WATER LINE.
- ④ NEW 3" DOMESTIC WATER LINE.
- ⑤ NEW DOMESTIC BACKFLOW PREVENTER
- ⑥ NEW IRRIGATION BACKFLOW PREVENTER.
- ⑦ NEW 1" SERVICE AND METER FOR IRRIGATION SERVICE.

PRIVATE FIRE LINE KEYNOTES

- ① CONNECT TO 8" WATER FOR FIRE SERVICE.
- ② CONNECT TO 12" WATER FOR FIRE SERVICE.
- ③ NEW 6" DIP FIRE LINE.
- ④ NEW 8" DIP FIRE LINE.
- ⑤ NEW 8" BACKFLOW PREVENTER.
- ⑥ NEW FDC.
- ⑦ NEW FIRE HYDRANT ASSEMBLY.
- ⑧ CONNECT TO BUILDING FIRE RISER AND INTERNAL BACKFLOW PREVENTER.
- ⑨ CONNECT TO BUILDING FIRE RISER.

PRIVATE SEWER KEYNOTES

- ① CONNECT TO EXISTING 8" PVC SEWER STUB.
- ② NEW 6" PVC SDR-35 SEWER LINE.
- ③ NEW 8" PVC SDR-35 SEWER LINE.
- ④ CONNECT TO BUILDING SANITARY SEWER.
- ⑤ CONNECT TO KITCHEN WASTE SEWER.
- ⑥ NEW GREASE INTERCEPTOR.
- ⑦ NEW SEWER MANHOLE.



PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

PRELIMINARY IMPROVEMENT PLAN PREPARED FOR: EASTMARK RETAIL 5131 S ELLSWORTH ROAD MESA, ARIZONA 85212 CITY OF MESA		PROJECT NO: CN	
		DATE: 04/16/2025	
ONSITE UTILITY PLAN		UT2	
SHEET NO. 5 OF 5		NO. BY DATE REVISION	
602-957-3350 rickengineering.com		2401 W PEORIA AVE, SUITE 130 PHOENIX, AZ 85029	
RICK		SEAL: 53640 JEFFREY P. HUNT	
ARIZONA 811		ARIZONA 811	