

ENGINEER KBELL ENGINEERING LLC
1355 N86TH PLACE
MESA, ARIZONA 85207
PH: 602.980.8246
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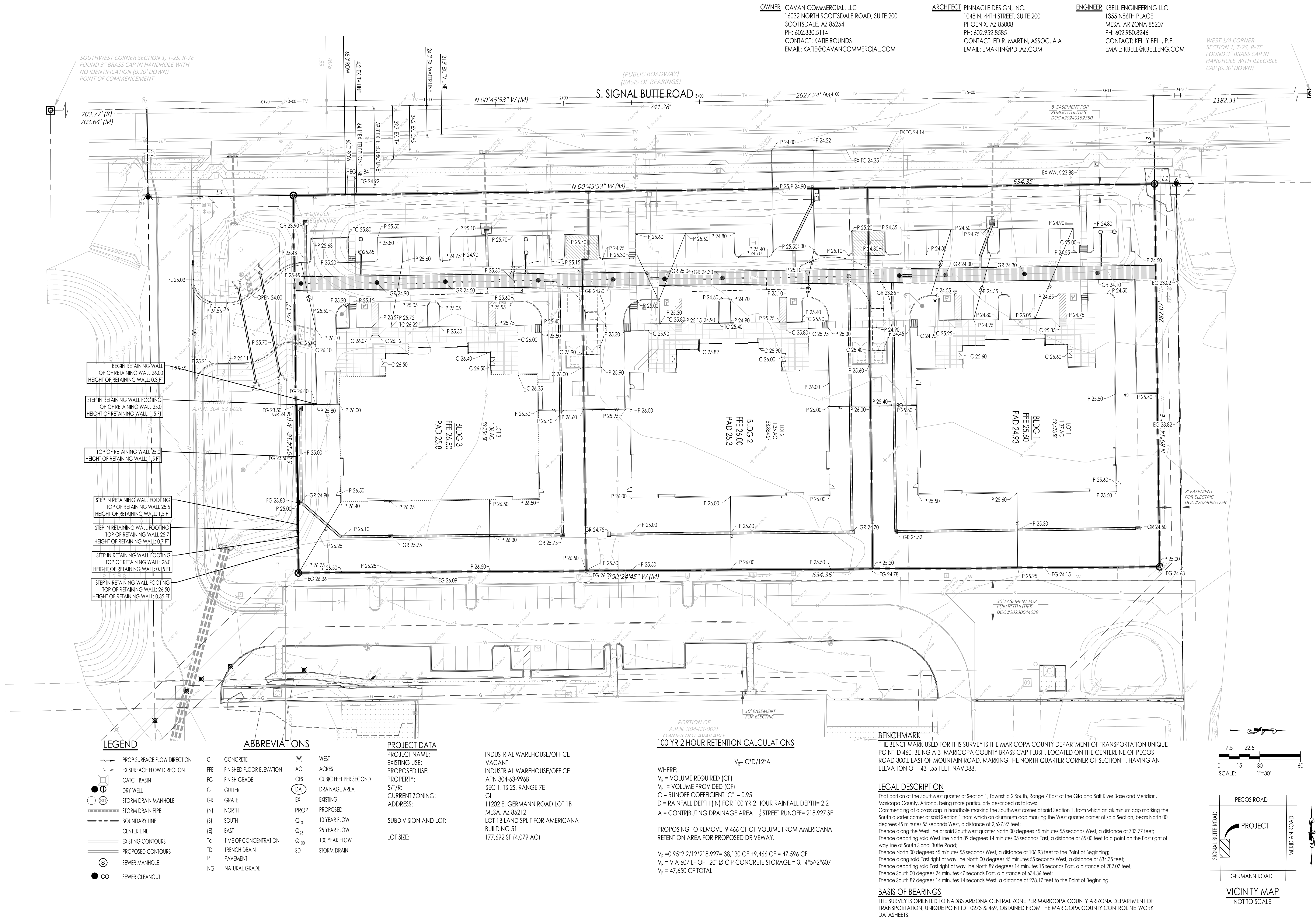
1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com

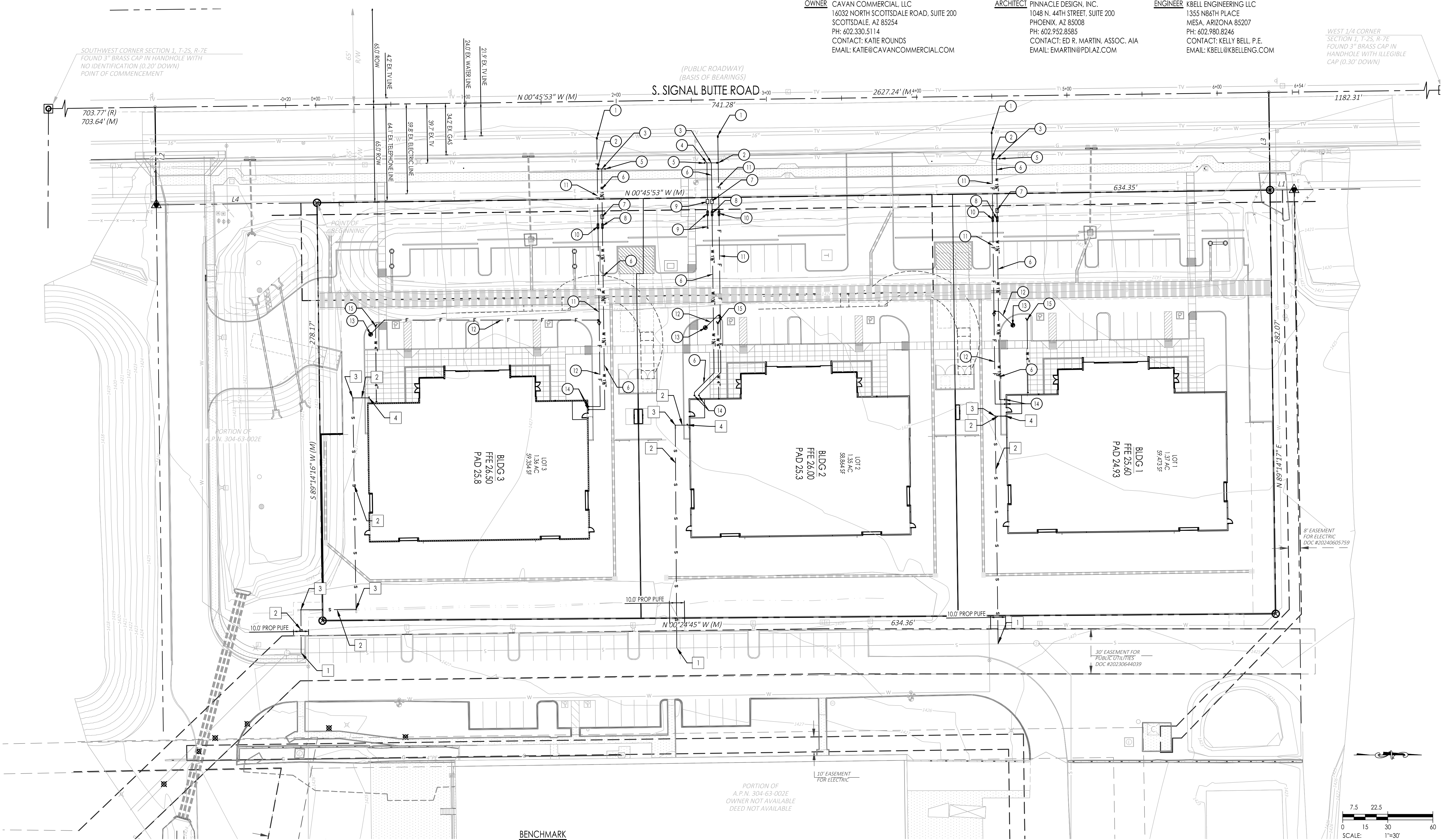
PRELIMINARY NOT FOR
CONSTRUCTION



PROJECT #: 23.038.0/104807 KBE
E: 7.02.2025
OWN BY: KJB/JJB/ MG
DATE DESCRIPTION

SHEET
C-1





PROJECT DATA

PROJECT NAME:
EXISTING USE:
PROPOSED USE:
PROPERTY:
S/T/R:
CURRENT ZONING:
ADDRESS:
SUBDIVISION AND LOT:
LOT SIZE:

INDUSTRIAL WAREHOUSE/OFFICE
VACANT
INDUSTRIAL WAREHOUSE/OFFICE
APN 304-63-9968
SEC 1, TS 2S, RANGE 7E
GI
11202 E. GERMANN ROAD LOT 1B
MESA, AZ 85212
LOT 1B LAND SPLIT FOR AMERICANA
BUILDING 51
177,692 SF (4.079 AC)

- # SEWER KEYNOTES
1. 6" SEWER TAP
 2. CONSTRUCT 6" PVC SEWER LINE
 3. CONSTRUCT SEWER CLEANOUT
 4. CONNECT TO BUILDING PLUMBING

- ① WATER KEYNOTES
1. CONSTRUCT 16" X 8" TAPPING SLEEVE & VALVE FOR FIRE LINE
 2. CONSTRUCT AN 8" X 8" TEE WITH 8" VALVE
 3. CONSTRUCT DOMESTIC WATER TAP
 4. CONSTRUCT IRRIGATION WATER TAP
 5. INSTALL 8" PLUG
 6. CONSTRUCT DOMESTIC WATERLINE
 7. CONSTRUCT DOMESTIC METER
 8. CONSTRUCT DOMESTIC BACKFLOW PREVENTOR
 9. CONSTRUCT IRRIGATION METER, SERVICE & BACKFLOW PREVENTOR
 10. CONSTRUCT 8" BACKFLOW PREVENTOR
 11. CONSTRUCT 8" DIP CL 350 FIRE LINE
 12. CONSTRUCT 6" C900 PVC FIRE LINE
 13. CONSTRUCT PROPOSED FIRE HYDRANT
 14. CONNECT TO BUILDING PLUMBING
 15. REMOTE FIRE DEPARTMENT CONNECTION

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION UNIQUE POINT ID 460, BEING A 3" MARICOPA COUNTY BRASS CAP FLUSH, LOCATED ON THE CENTERLINE OF PECOS ROAD 300'± EAST OF MOUNTAIN ROAD, MARKING THE NORTH QUARTER CORNER OF SECTION 1, HAVING AN ELEVATION OF 1431.55 FEET, NAVD88.

LEGAL DESCRIPTION

That portion of the Southwest quarter of Section 1, Township 2 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:
Commencing at a brass cap in handhole marking the Southwest corner of said Section 1, from which an aluminum cap marking the South quarter corner of said Section 1 from which an aluminum cap marking the West quarter corner of said Section, bears North 00 degrees 45 minutes 55 seconds West, a distance of 2,627.27 feet;
Thence along the West line of said Southwest quarter North 00 degrees 45 minutes 55 seconds West, a distance of 703.77 feet;
Thence departing said West line North 89 degrees 14 minutes 05 seconds East, a distance of 65.00 feet to a point on the East right of way line of South Signal Butte Road;
Thence North 00 degrees 45 minutes 55 seconds West, a distance of 106.93 feet to the Point of Beginning;
Thence along said East right of way line North 00 degrees 45 minutes 55 seconds West, a distance of 634.35 feet;
Thence departing said East right of way line North 89 degrees 14 minutes 15 seconds East, a distance of 282.07 feet;
Thence South 00 degrees 24 minutes 47 seconds East, a distance of 634.36 feet;
Thence South 89 degrees 14 minutes 14 seconds West, a distance of 278.17 feet to the Point of Beginning.

BASIS OF BEARINGS

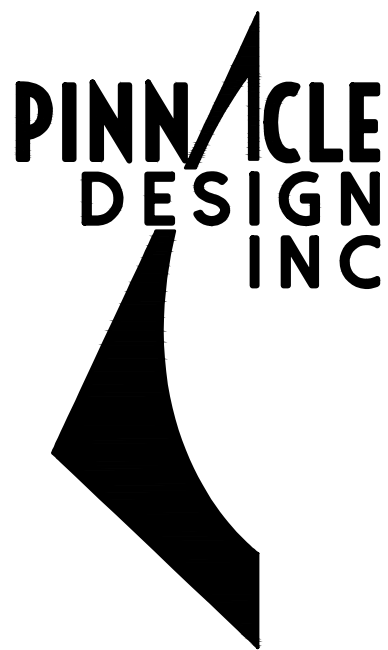
THE SURVEY IS ORIENTED TO NAD83 ARIZONA CENTRAL ZONE PER MARICOPA COUNTY ARIZONA DEPARTMENT OF TRANSPORTATION, UNIQUE POINT ID 10273 & 469, OBTAINED FROM THE MARICOPA COUNTY CONTROL NETWORK DATASHEETS.

OWNER CAVAN COMMERCIAL, LLC
16032 NORTH SCOTTSDALE ROAD, SUITE 200
SCOTTSDALE, AZ 85254
PH: 602.330.5114
CONTACT: KATIE ROUNDS
EMAIL: KATIE@CAVANCOMMERCIAL.COM

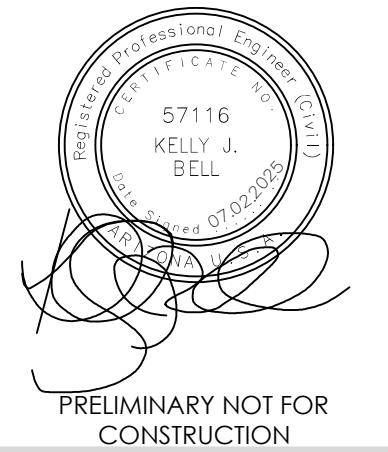
ARCHITECT PINNACLE DESIGN, INC.
1048 N. 44TH STREET, SUITE 200
PHOENIX, AZ 85008
PH: 602.952.8585
CONTACT: ED R. MARTIN, ASSOC. AIA
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WEST 1/4 CORNER
SECTION 1, T-2S, R-7E
FOUND 3" BRASS CAP IN
HANDHOLE WITH ILLEGIBLE
CAP (0.30' DOWN)



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CAVAN SIGNAL BUTTE & GERMANN
7423 S. SIGNAL BUTTE RD. MESA, AZ 85212
CONCEPTUAL SITE PLAN
PRELIMINARY UTILITY PLAN

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