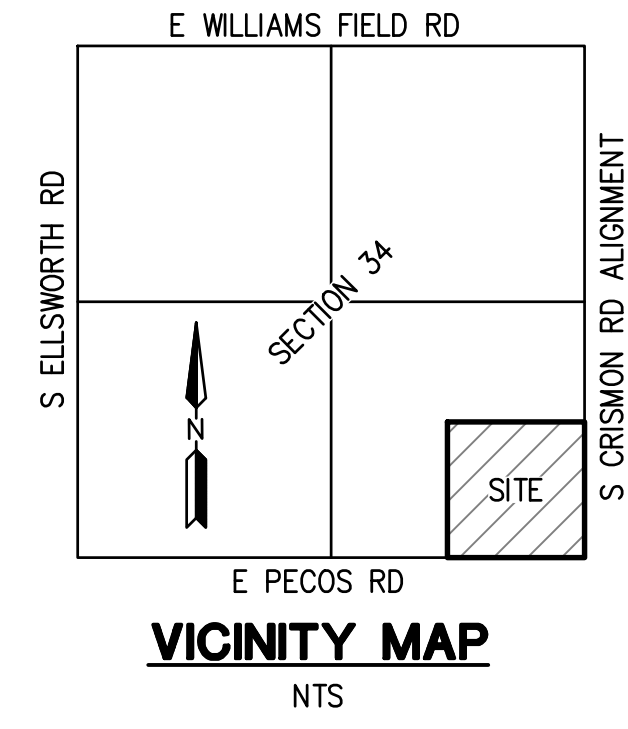


PRELIMINARY GRADING & DRAINAGE PLAN

LEGACY BUSINESS PARK

S CRISMON RD ALIGNMENT & E PECOS RD
MESA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



REV:

HILGARTWILSON
HAS JOINED COLLIER'S ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436
PHOENIX, AZ 85016 | www.hilgartwilson.com



OWNER / DEVELOPER

MERIT PARTNERS, INC.
2555 E CAMELBACK RD, STE #180
PHOENIX, AZ 85016
PHONE: (480) 630-5970
CONTACT: JACK CZERWINSKI

ENGINEER

HILGARTWILSON
2141 E HIGHLAND AVE, STE #250
PHOENIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: CASEY WHITEMAN

ARCHITECT

GENSLER
2575 E CAMELBACK RD, STE #175
PHOENIX, AZ 85016
PHONE: (602) 523-4905
CELL: (602) 469-4160
CONTACT: JEFFREY MAAS

BENCHMARK

BENCHMARK IS A FOUND CONCRETE NAIL W/ TAG, STAMPED "COM BM", LOCATED AT THE NORTHEAST CORNER OF SIGNAL BUTTE RD & WARNER RD. CITY OF MESA BENCHMARK
ELEVATION: 1453.68'
DATUM: NAVD88

PLAN ELEVATIONS HAVE BEEN TRUNCATED 1300' FOR CLARITY.

BASIS OF BEARING

BASIS OF BEARING IS S00°41'42"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SHEET INDEX

- 1|PGD 01 PRELIMINARY GRADING AND DRAINAGE PLAN
- 2|PGD 02 SECTIONS & RETENTION INFORMATION

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE SUBJECT PROPERTY LIES WITHIN SHADDED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2790L, PANEL NUMBER 2790 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

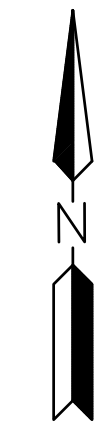
THE SUBJECT PROPERTY LIES WITHIN SHADDED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2770L, PANEL NUMBER 2770 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

GRADING NOTE

OFFSITE FLOWS WILL BE COLLECTED ALONG THE EAST SIDE OF S CRISMON RD AND CONVEYED SOUTH TO PASS BENEATH THE RDWAY VIA PROPOSED BOX CULVERTS. THE FLOWS WILL DRAIN INTO THE PROPOSED CHANNEL ROUTING FLOWS WEST ALONG THE NORTH SIDE OF E PECOS RD.

LEGEND

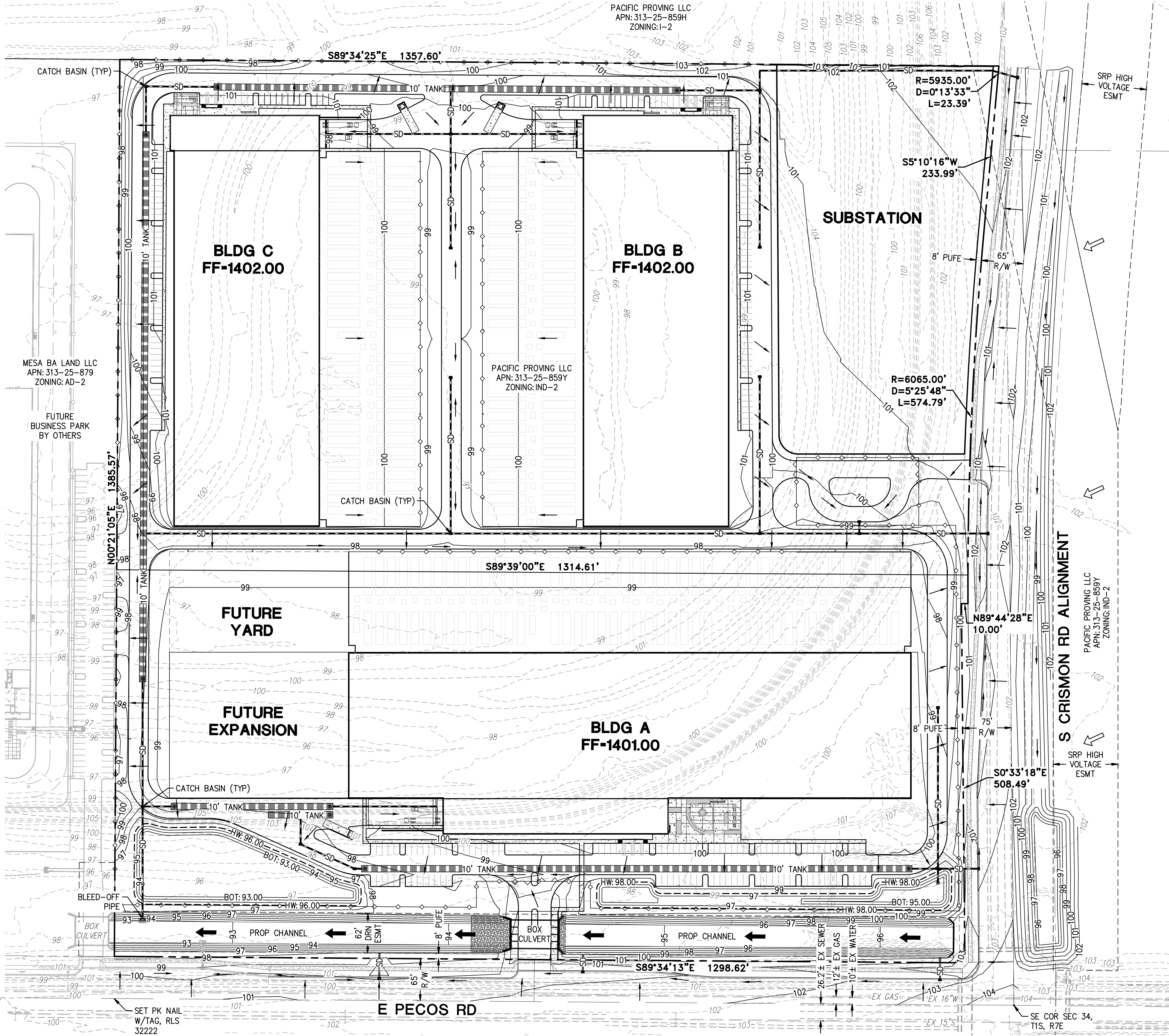
- BOUNDARY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- PARCEL LINE
- EX CHAIN LINK FENCE
- 99 PROPOSED CONTOUR
- 99 EX CONTOUR



80 40 0 80 160
SCALE: 1" = 80'

LEGACY BUSINESS PARK
S CRISMON RD ALIGNMENT & E PECOS RD
MESA, ARIZONA
PRELIMINARY GRADING AND DRAINAGE PLAN

HILGARTWILSON
PROJ NO.: 2063.0803
DATE: JUL 2024
SCALE: 1" = 80'
DRAWN: CM
DESIGNED: DB
APPROVED: CW
DWG. NO. **PGD 01**
SHT. 1 OF 2

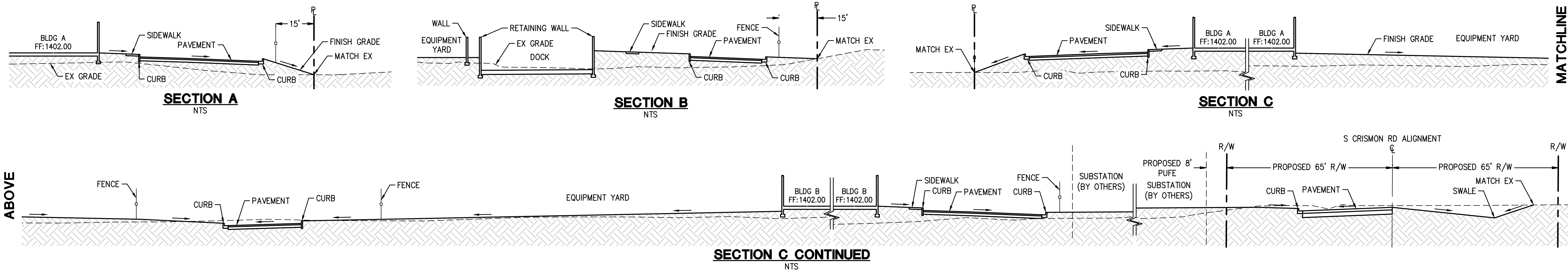


© Copyright 2024, HILGARTWILSON, LLC - This plan document set is the sole property of HILGARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON, LLC employees.

S 1/4 COR
SEC 34, T1S, R7E
FND 3" BRASS CAP

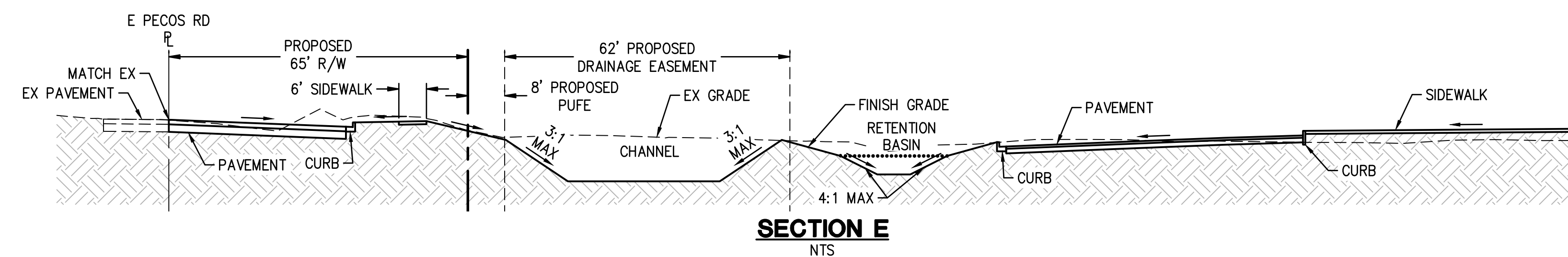
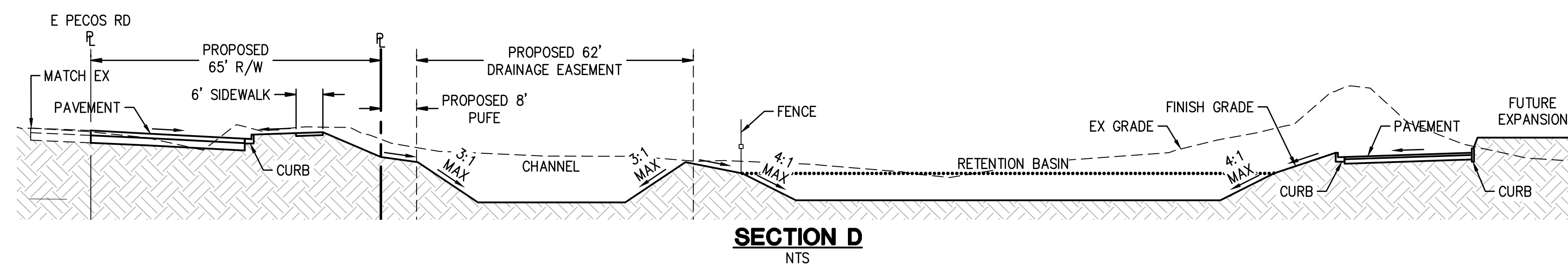
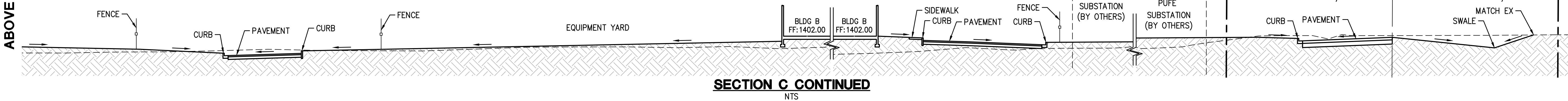
SET PK NAIL
W/TAG, RLS
32222

© Copyright 2024, HILGARTWILSON, LLC - This plan document set is the sole property of HILGARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON, LLC employees.

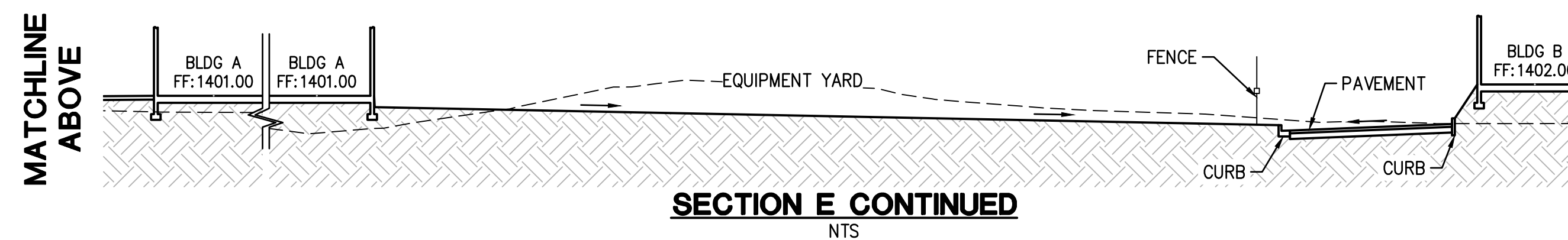


MATCHLINE ABOVE

MATCHLINE BELOW

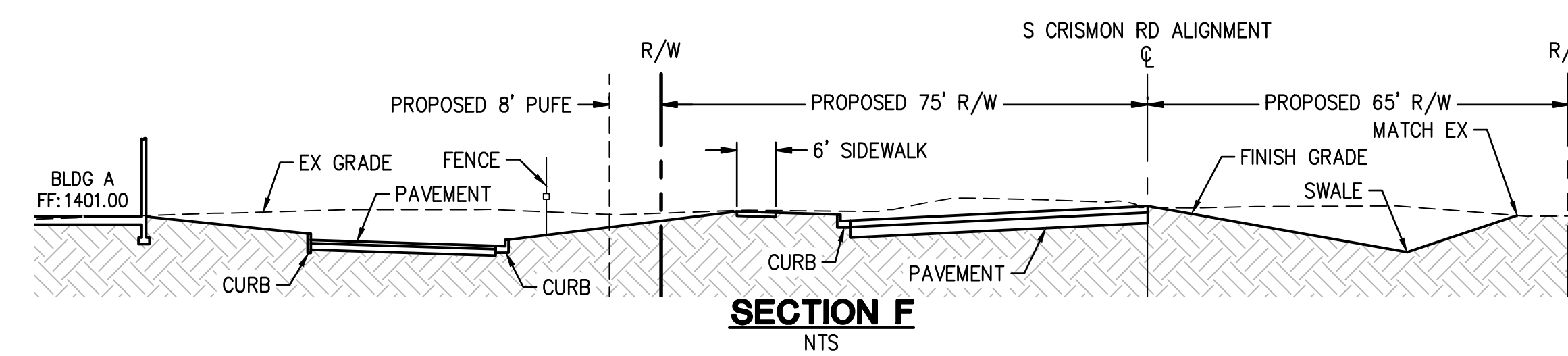


MATCHLINE BELOW



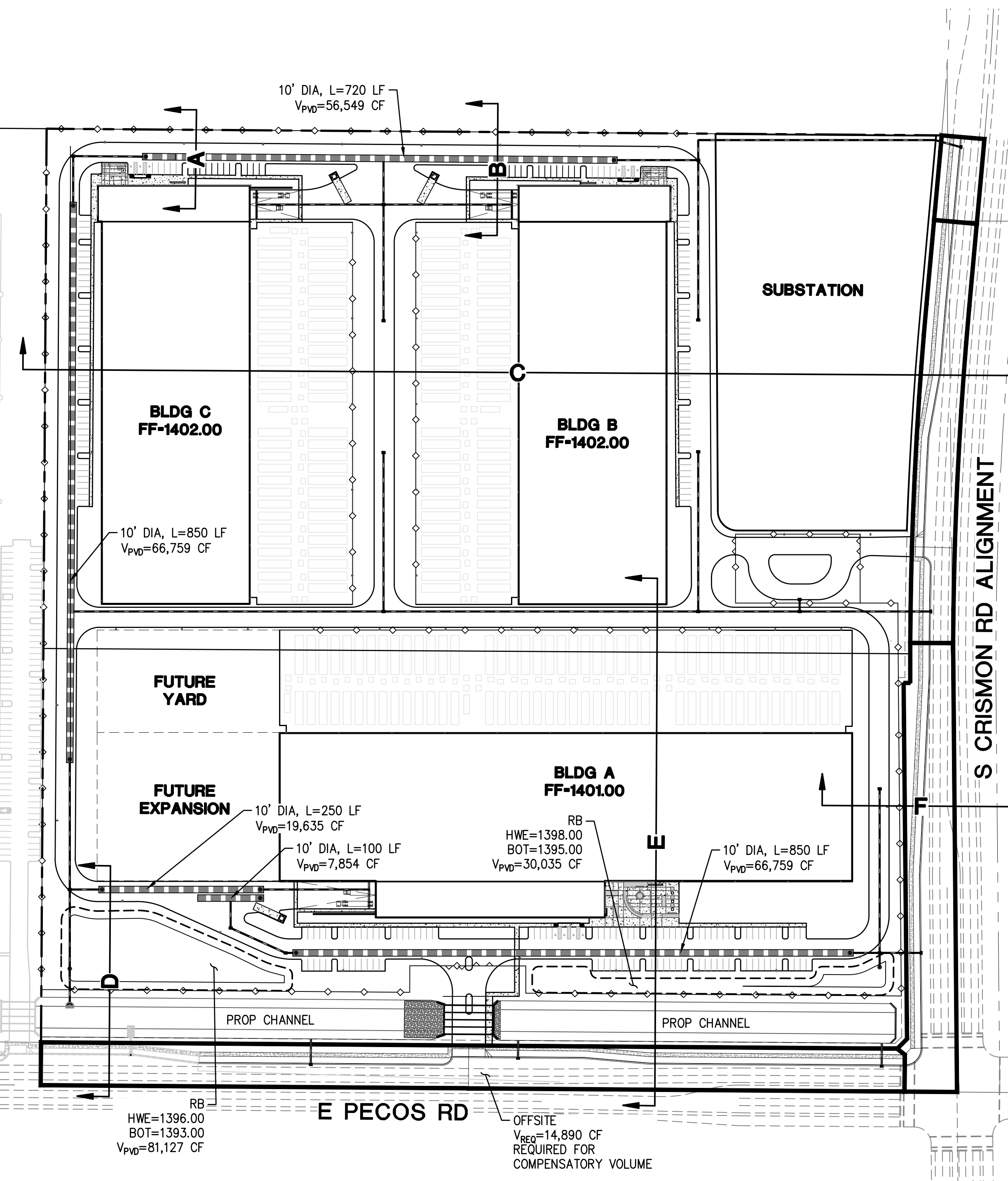
MATCHLINE ABOVE

SECTION E CONTINUED
NTS

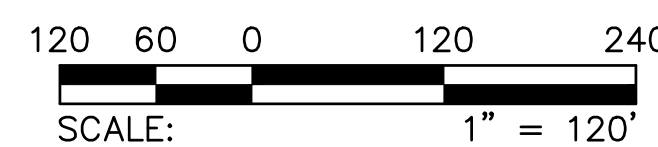


MATCHLINE ABOVE

SECTION F
NTS

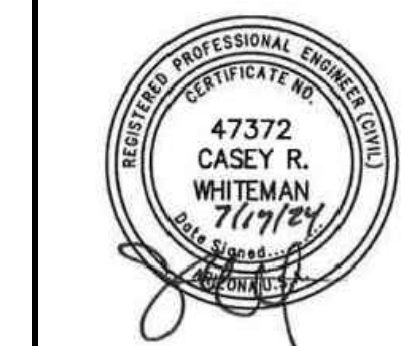


TOTAL V_{REQ}=302,382 CF
TOTAL V_{PVD}=328,717 CF



REV:

HILGARTWILSON
HAS JOINED COLLIER'S ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com



LEGACY BUSINESS PARK
CRISMON RD ALIGNMENT & PECOS RD
MESA, ARIZONA

HILGARTWILSON
PROJ NO.: 2063.0803
DATE: JUL 2024
SCALE: 1" = 120'
DRAWN: JS
DESIGNED: DB
APPROVED: CW

DWG. NO.
PGD 02
SHT. 2 OF 2

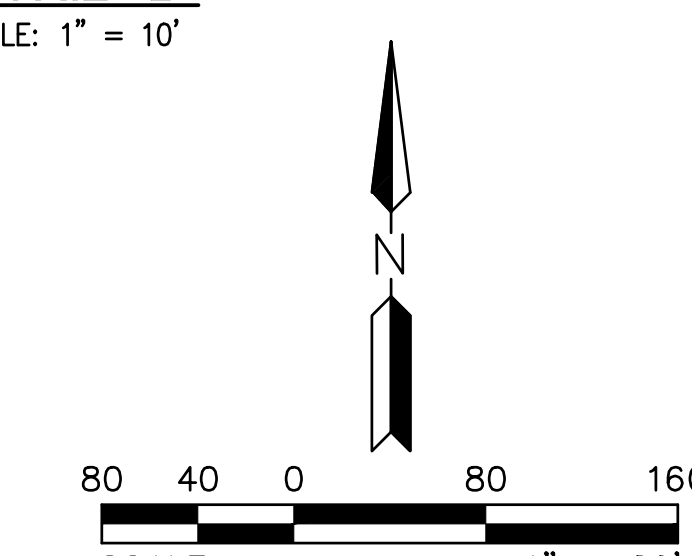
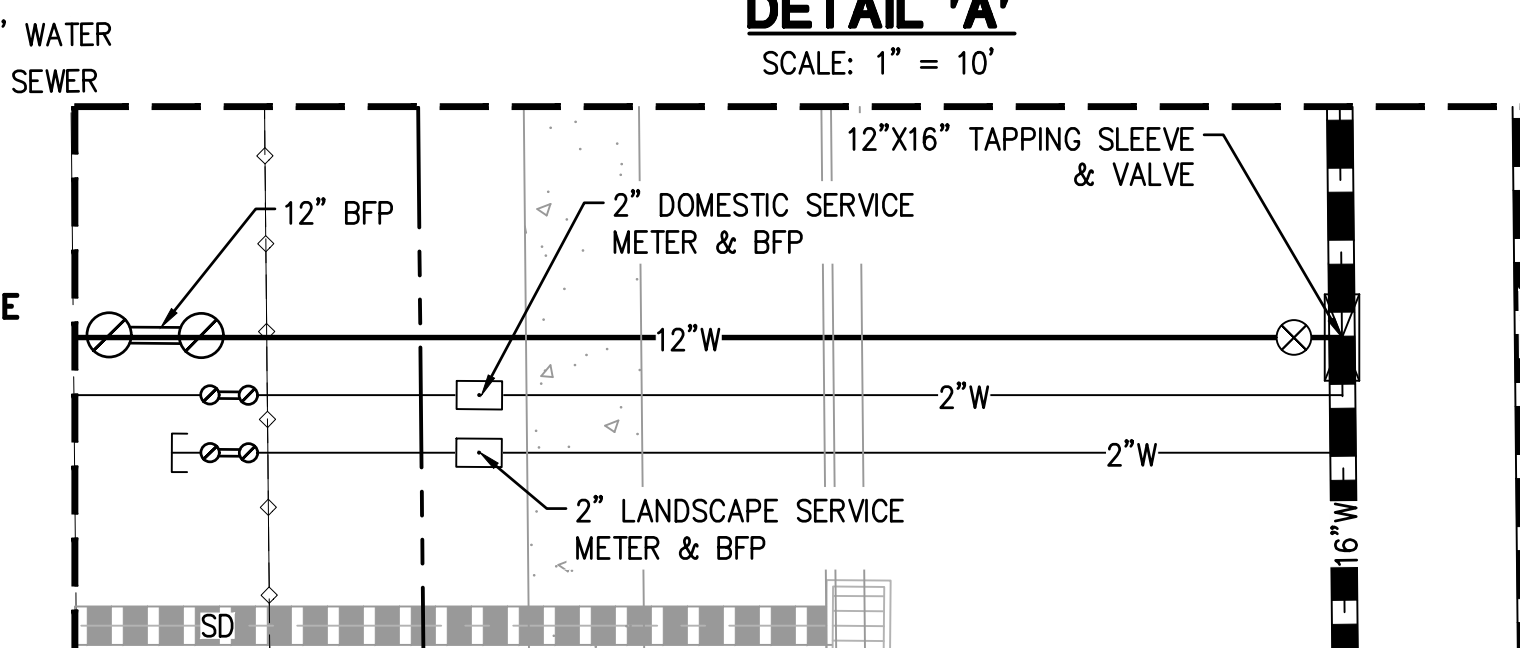
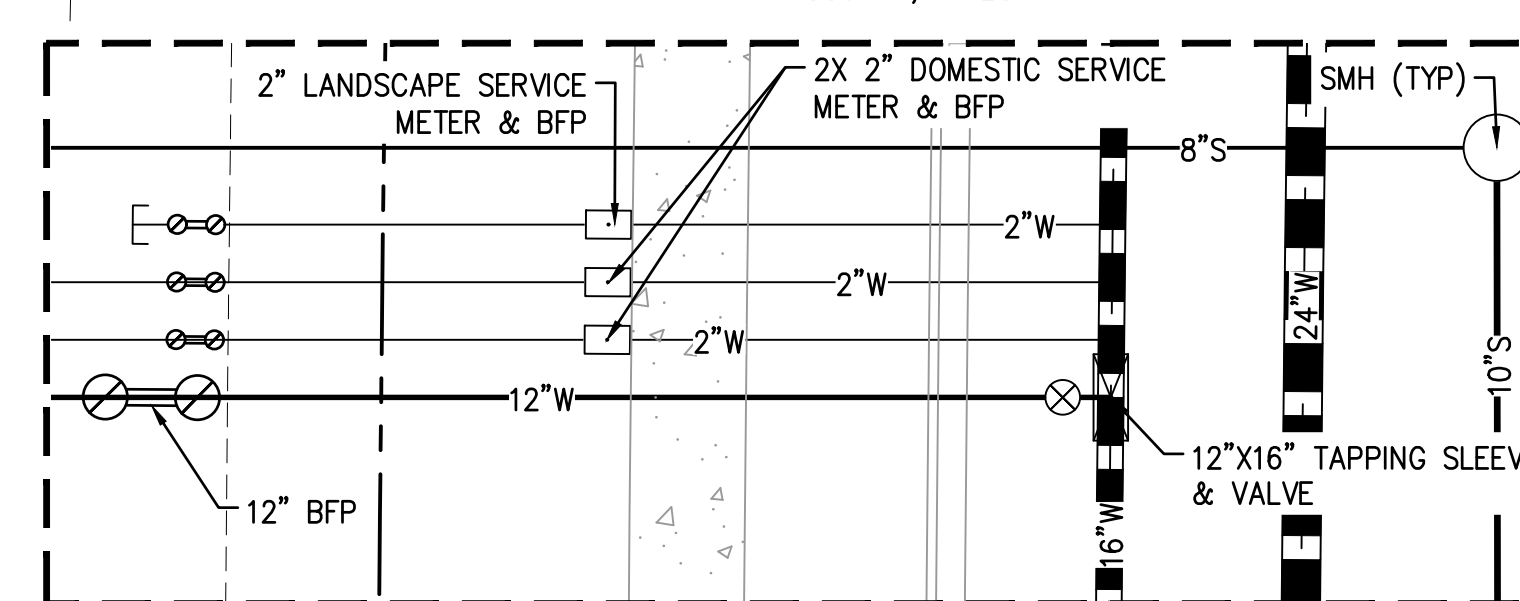
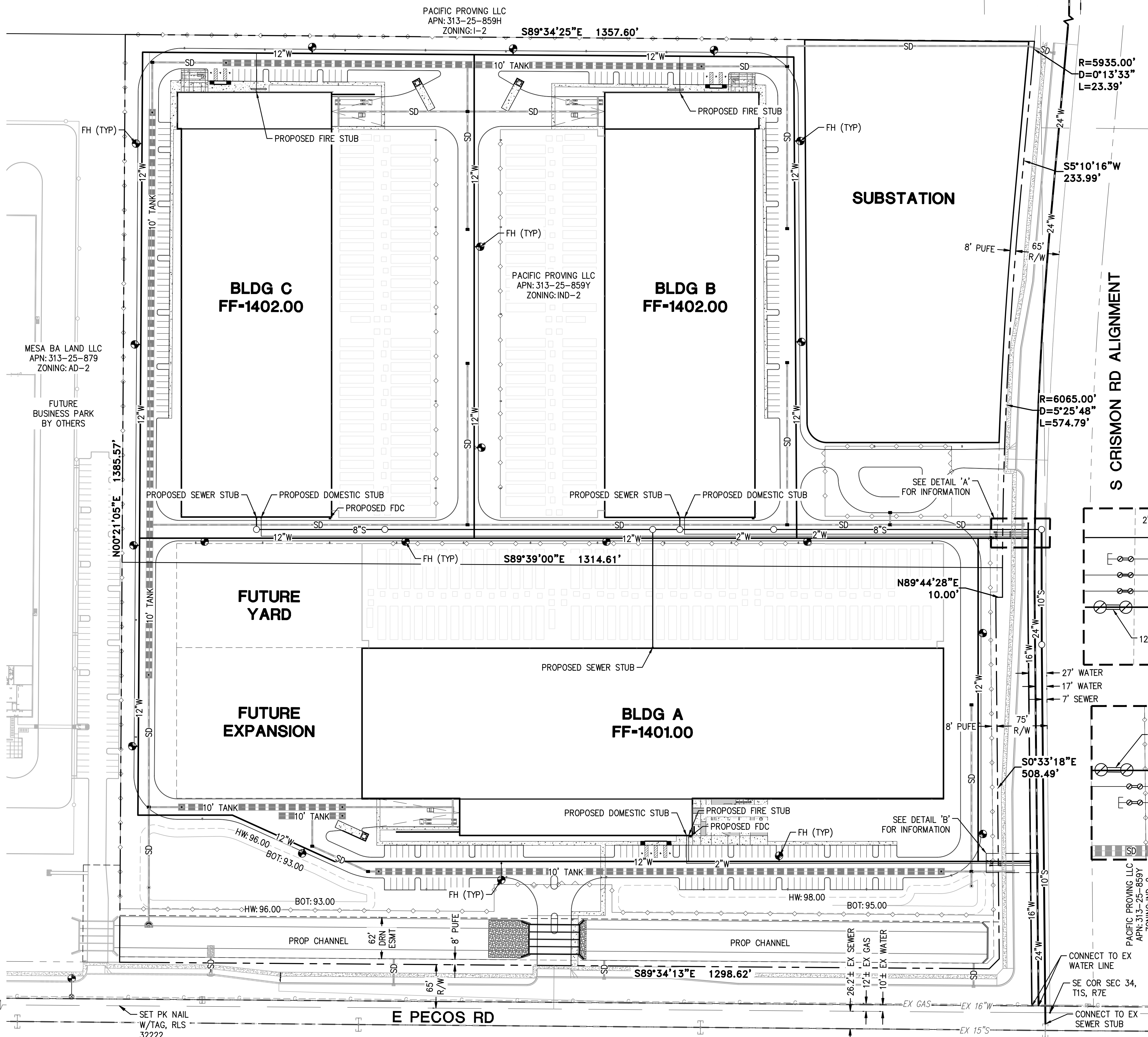
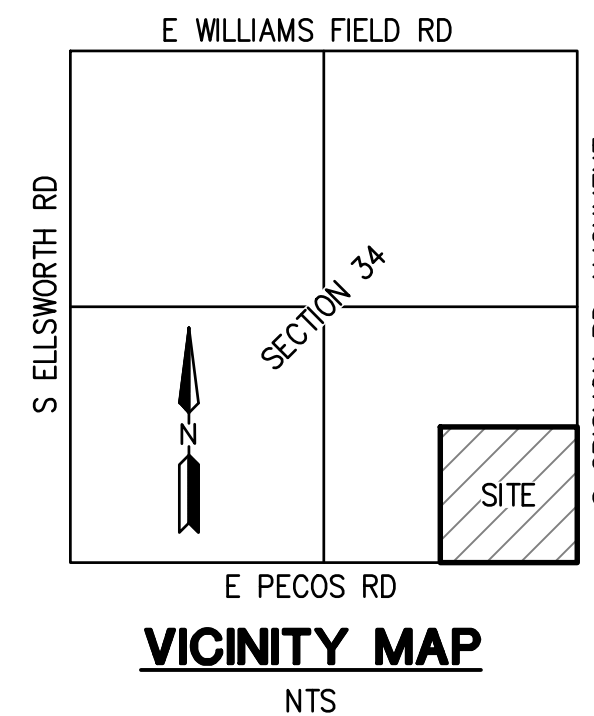
PRELIMINARY UTILITY PLAN LEGACY BUSINESS PARK

S CRISMON RD ALIGNMENT & E PECOS RD
MESA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NW COR SEC 35, T1S, R7E,
FND 3" BRASS CAP

WATER LINE CONNECTION
AT WILLIAMS FIELD RD



OWNER / DEVELOPER

MERIT PARTNERS, INC.
2555 E. CAMELBACK RD, STE #180
PHOENIX, AZ 85016
PHONE: (480) 630-5970
CONTACT: JACK CZERWINSKI

ENGINEER

HILGARTWILSON
2141 E HIGHLAND AVE, STE #250
PHOENIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: CASEY WHITEMAN

ARCHITECT

GENSLER
2575 E CAMELBACK RD, STE #175
PHOENIX, AZ 85016
PHONE: (602) 523-4905
CELL: (602) 469-4160
CONTACT: JEFFREY MAAS

BENCHMARK

BENCHMARK IS A FOUND
CONCRETE NAIL W/ TAG, STAMPED
"COM BM", LOCATED AT THE
NORTHEAST CORNER OF SIGNAL
BUTTE RD & WARNER RD.
CITY OF MESA BENCHMARK
ELEVATION: 1453.68'
DATUM: NAVD88

PLAN ELEVATIONS HAVE BEEN
TRUNCATED 1300' FOR CLARITY.

BASIS OF BEARING

BASIS OF BEARING IS S00°41'42"E ALONG
THE WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 35, TOWNSHIP 1
SOUTH, RANGE 7 EAST OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA
COUNTY, ARIZONA.

REV:

HILGARTWILSON
HAS JOINED COLLIER'S ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com



LEGACY BUSINESS PARK

S CRISMON RD ALIGNMENT & E PECOS RD
MESA, ARIZONA

PRELIMINARY UTILITY PLAN

HILGARTWILSON
PROJ NO.: 2063.0803
DATE: JUL 2024
SCALE: 1" = 80'
DRAWN: CM
DESIGNED: DB
APPROVED: CW

DWG. NO.
PUP-1

SHT. 1 OF 1

© Copyright 2024, Hilgartwilson, LLC - This plan document set is the sole property of Hilgartwilson, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized Hilgartwilson, LLC employees.