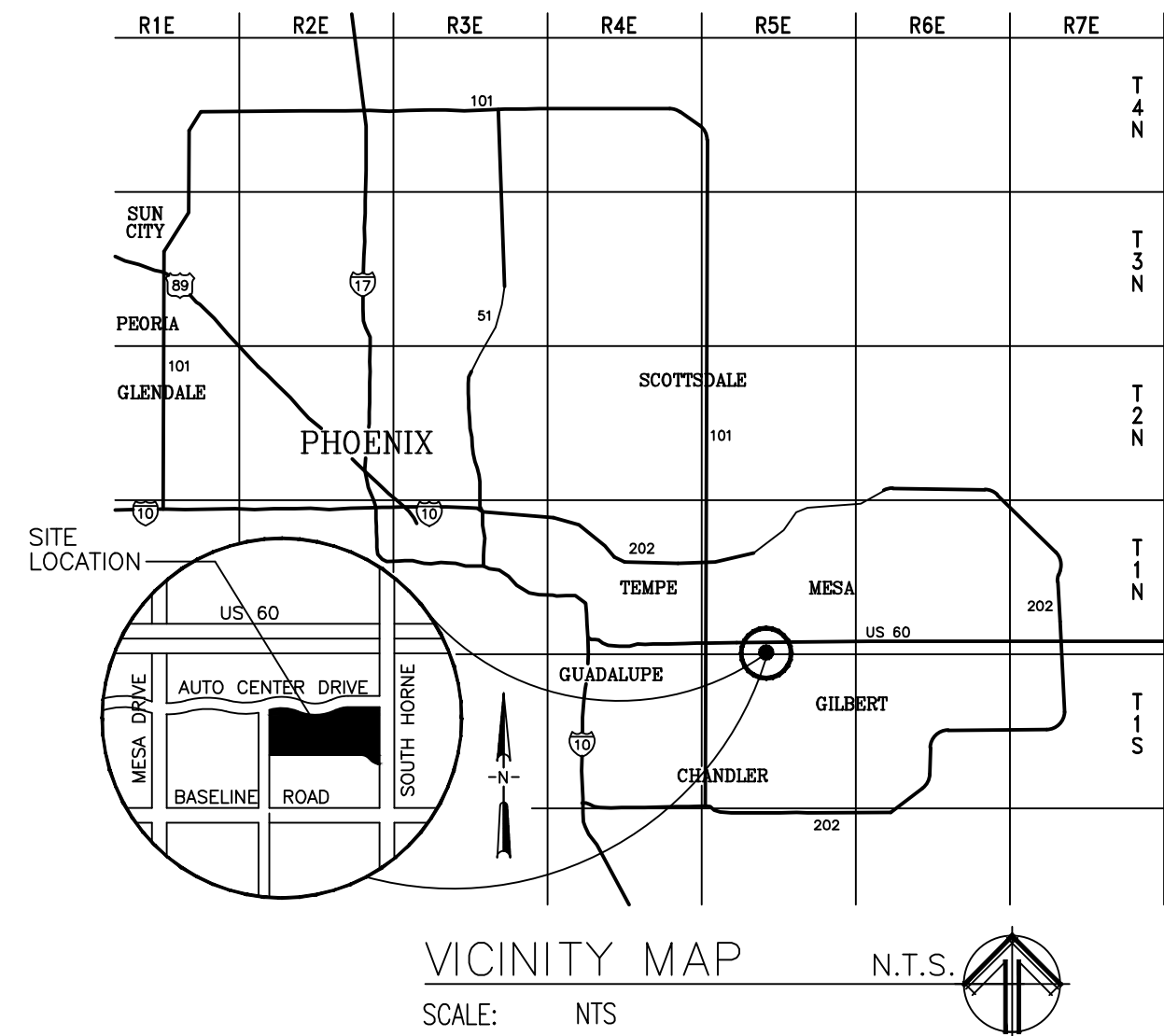
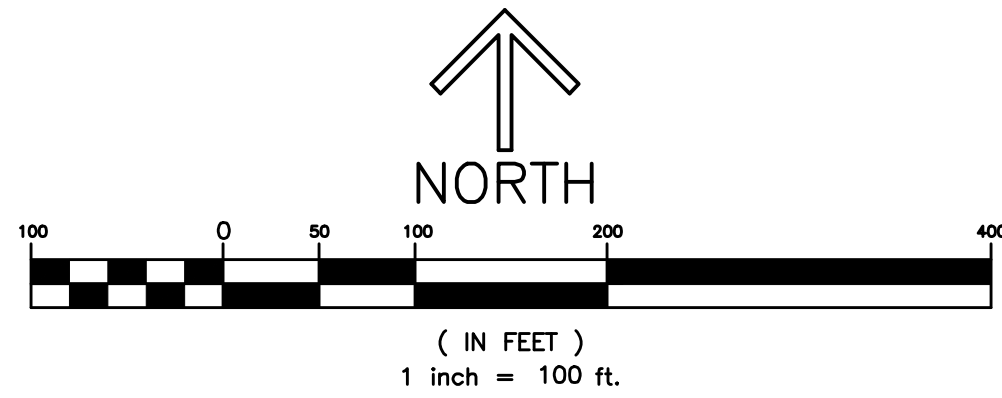


Preliminary Plat approved by the Planning and Zoning Board on June 20, 2018

PRELIMINARY PLAT
FOR
METRO EAST VALLEY COMMERCE CENTER II
SEC AUTO CENTER DRIVE & HOBSON
APN: 139-12-027, 139-12-028, 139-12-008D,
139-12-001B AND A PORTION OF 139-12-001A

SHT 1 COVER SHEET
SHT 2 PRELIMINARY PLAT
SHT 3 PRELIMINARY PLAT
SHT 4 PRELIMINARY PLAT



DEVELOPER	
MCP ACQUISITION, LLC 1230 W. WASHINGTON ST. #203 TEMPE, AZ 85281 (602) 452-2573 CONTACT: RYAN FOLEY	
ENGINEER	
CEG APPLIED SCIENCE 12409 W INDIAN SCHOOL RD C303 AVONDALE, AZ 85392 (623) 536-1993 CONTACT: NATE COTTRELL	
DRAWN BY: ALB	CGL
CHECKED BY: CGL	06/08/18
DATE: 06/08/18	SCALE: 18-010
PROJECT #:	PURPOSE:
OWNER	
PUPPYFEATHERS LIMITED PARTNERSHIP 460 E AUTO CENTER DRIVE MESA, AZ 85004 CONTACT: NANCY BERGE	

SITE AREA

GROSS AREA = 974,186 S.F. (22.364 AC)
NET AREA = 912,509 S.F. (20.948 AC)

FLOOD INFO - FIRM DATA

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2264M DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED WITHIN A SHADED ZONE X, DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

OFFSITE DRAINAGE

THERE ARE OFFSITE FLOWS FROM ADJACENT STREETS AFFECTING THE SITE. OFFSITE FLOWS FROM HORNE AND HOBSON ARE ACCEPTED ONSITE AND RETAINED. ALL ONSITE FLOWS WILL BE RETAINED ONSITE.

ELEVATION BENCHMARK

CITY OF MESA FLUSH BRASS CAP INTERSECTION OF BASELINE ROAD AND HORNE STREET.
ELEVATION = 1216.388 (NAVD88 DATUM)

LEGAL DESCRIPTION

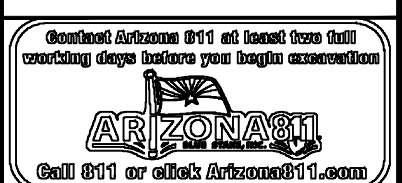
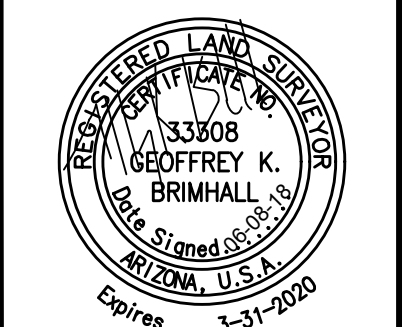
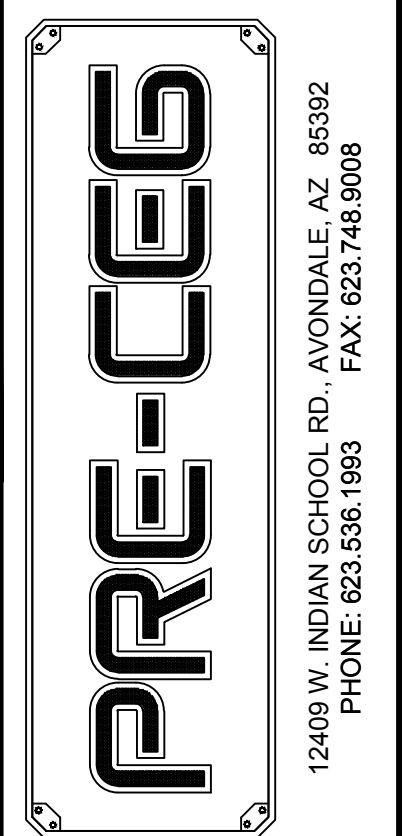
LOTS 3 & 4 MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO MARICOPA COUNTY RECORDER, BOOK OF MAPS 317, PAGE 5.

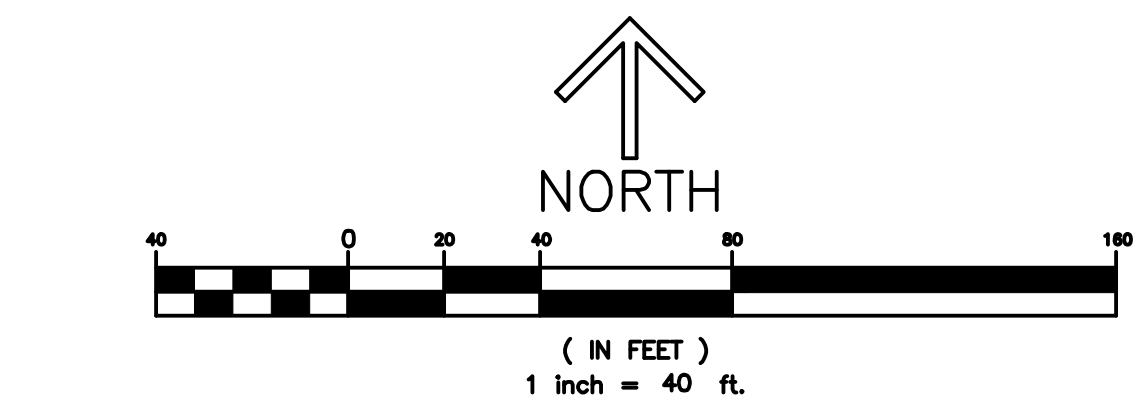
RETENTION CALCULATIONS

100% OF THE 100-YR, 2-HR STORM EVENT GENERATED FOR THE GROSS PROPERTY AREA. RUNOFF FROM THE ADJACENT ROW IS DIRECTED INTO THE SYSTEM VIA CATCH BASINS AND RETAINED ONSITE.

REQUIRED	
A	974,186 SF (GROSS)
P	2.2 INCH
C	0.9
VOL REQUIRED	165,375 CF
PROVIDED	
8'-10" X 110' LONG CMP (880' TOTAL)	
UNDERGROUND TANKS	69,115 CF
3 RETENTION BASINS AT SOUTH SIDE OF PROPERTY	107,376 CF
VOL PROVIDED	176,491 CF

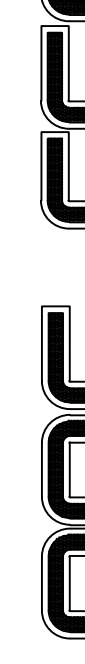
PRELIMINARY PLAT
FOR
METRO EAST VALLEY COMMERCE CENTER II
SEC AUTO CENTER DRIVE & HOBSON
MESA, ARIZONA



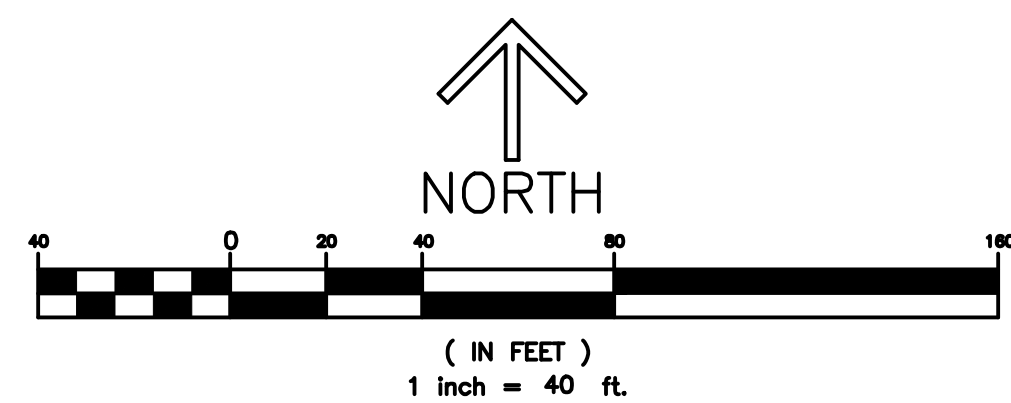
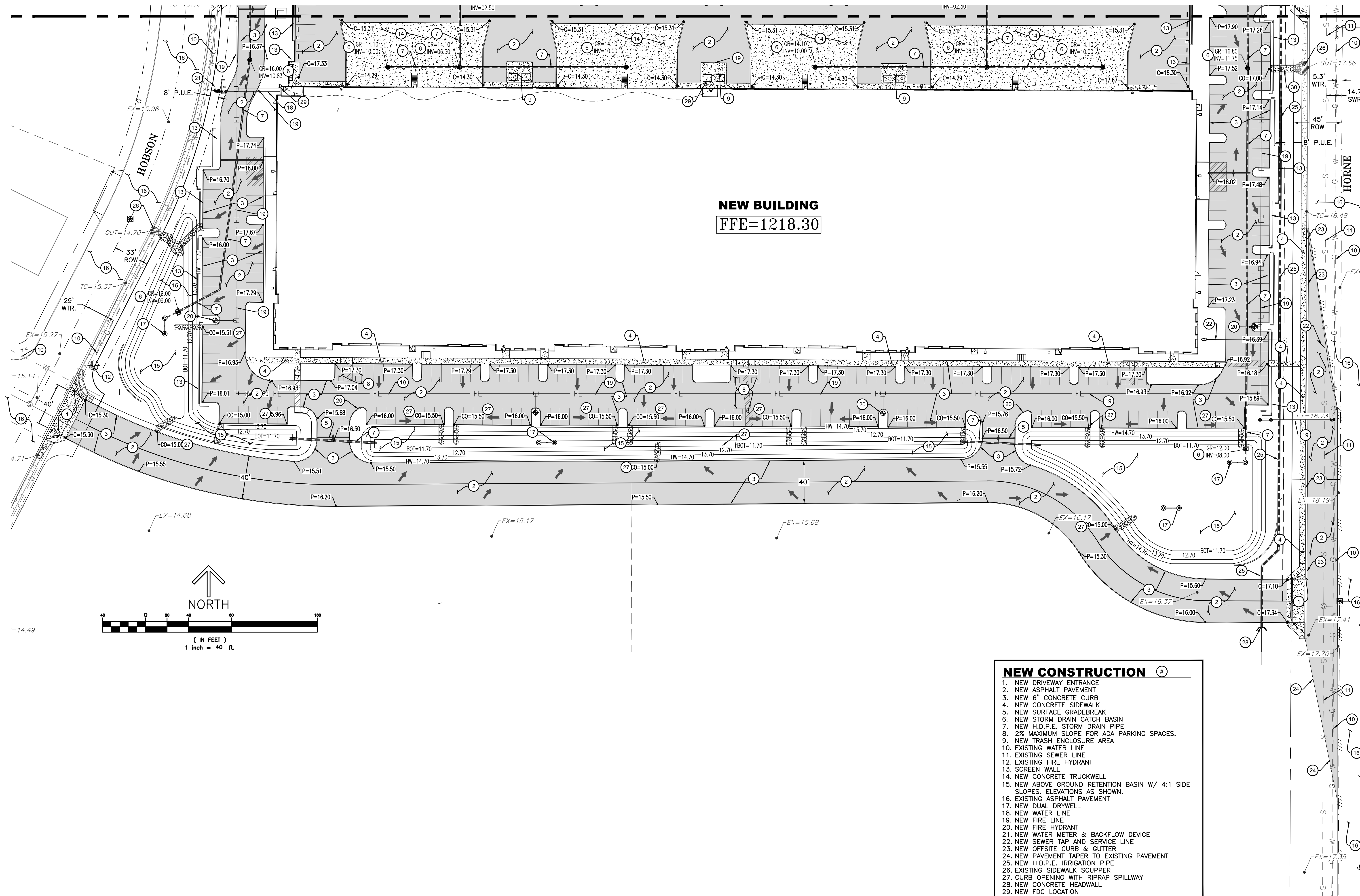


NEW CONSTRUCTION

1. NEW DRIVEWAY ENTRANCE
2. NEW ASPHALT PAVEMENT
3. NEW 6" CONCRETE CURB
4. NEW CONCRETE SIDEWALK
5. NEW SURFACE GRADEBREAK
6. NEW STORM DRAIN CATCH BASIN
7. NEW H.D.P.E. STORM DRAIN PIPE
8. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES.
9. NEW TRASH ENCLOSURE AREA
10. EXISTING WATER LINE
11. EXISTING SEWER LINE
12. EXISTING FIRE HYDRANT
13. SCREEN WALL
14. NEW CONCRETE TRUCKWELL
15. STORM DRAIN MANHOLE
16. UNDERGROUND STORAGE SYSTEM - 10'ø x 11'0" LONG CMP'S (880' TOTAL LENGTH)
17. EXISTING ASPHALT PAVEMENT
18. NEW DUAL DRYWELL
19. NEW WATER LINE
20. NEW FIRE LINE
21. NEW FIRE HYDRANT
22. NEW WATER METER & BACKFLOW DEVICE
23. NEW SEWER LINE TO EXISTING SEWER SERVICE
24. NEW SLIDING GATE
25. NEW ELECTRIC PEDESTAL
26. NEW H.D.P.E. IRRIGATION PIPE
27. EXISTING SIDEWALK SCUPPER
28. NEW 1' DEEP RETENTION BASIN AREA
29. NEW CURB ACCESS RAMP
30. NEW FDC LOCATION
31. DEPRESSED BASIN AREA FOR LOCAL WATER ONLY
32. EXISTING UTILITY STUB-OUT TO BE REMOVED

DEVELOPER MCP ACQUISITION, LLC 1230 W. WASHINGTON ST. #203 TEMPE, AZ 85281 (602) 452-2573 CONTACT: RYAN FOLEY	
ENGINEER CEG APPLIED SCIENCE 12409 W INDIAN SCHOOL RD C303 AVONDALE, AZ 85392 (623) 536-1993 CONTACT: NATE COTTRELL	
CHECKED BY: ALB CGL	DATE: 06/08/18 SCALE: PROJECT #: 18-010 PURPOSE:
OWNER PUPPYFEATHERS LIMITED PARTNERSHIP 460 E AUTO CENTER DRIVE MESA, AZ 85004 CONTACT: NANCY BERGE	
PRELIMINARY PLAT FOR METRO EAST VALLEY COMMERCE CENTER II SEC AUTO CENTER DRIVE & HOBSON MESA, ARIZONA	
 12409 W. INDIAN SCHOOL RD., AVONDALE, AZ 85392 PHONE: 623.536.1993 FAX: 623.748.9008	
	
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SHEET 2	OF 4
SHT 2	

MATCH LINE - SEE SHEET 2



NEW CONSTRUCTION

1. NEW DRIVEWAY ENTRANCE
2. NEW ASPHALT PAVEMENT
3. NEW 6" CONCRETE CURB
4. NEW CONCRETE SIDEWALK
5. NEW SURFACE GRADEBREAK
6. NEW STORM DRAIN CATCH BASIN
7. NEW H.D.P.E. STORM DRAIN PIPE
8. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES.
9. NEW TRASH ENCLOSURE AREA
10. EXISTING WATER LINE
11. EXISTING SEWER LINE
12. EXISTING FIRE HYDRANT
13. SCREEN WALL
14. NEW CONCRETE TRUCKWELL
15. NEW ABOVE GROUND RETENTION BASIN W/ 4:1 SIDE SLOPES. ELEVATIONS AS SHOWN.
16. EXISTING ASPHALT PAVEMENT
17. NEW DUAL DRYWELL
18. NEW WATER LINE
19. NEW FIRE LINE
20. NEW FIRE HYDRANT
21. NEW WATER METER & BACKFLOW DEVICE
22. NEW SEWER TAP AND SERVICE LINE
23. NEW OFFSITE CURB & GUTTER
24. NEW PAVEMENT TAPER TO EXISTING PAVEMENT
25. NEW H.D.P.E. IRRIGATION PIPE
26. EXISTING SIDEWALK SCUPPER
27. CURB OPENING WITH RIPRAP SPILLWAY
28. NEW CONCRETE HEADWALL
29. NEW FDC LOCATION
30. NEW CONCRETE APRON

DEVELOPER

MCP ACQUISITION, LLC
1230 W. WASHINGTON ST. #203
TEMPE, AZ 85281
(602) 452-2573
CONTACT: RYAN FOLEY

ENGINEER

CEG APPLIED SCIENCE
12409 W INDIAN SCHOOL RD C303
AVONDALE, AZ 85392
(623) 536-1993
CONTACT: NATE COTTRELL

DRAWN BY:	ALB	CGI
CHECKED BY:	CGI	06/08/18
DATE:	06/08/18	SCALE:
PROJECT #:	18-010	PURPOSE:

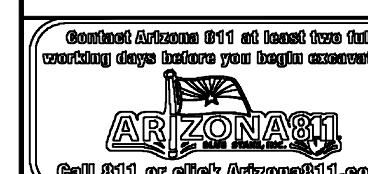
OWNER

PUPPYFEATHERS LIMITED PARTNERSHIP
460 E AUTO CENTER DRIVE
MESA, AZ 85004
CONTACT: NANCY BERGE

PRELIMINARY PLAT
FOR
METRO EAST VALLEY COMMERCE CENTER II
SEC AUTO CENTER DRIVE & HOBSON
MESA, ARIZONA

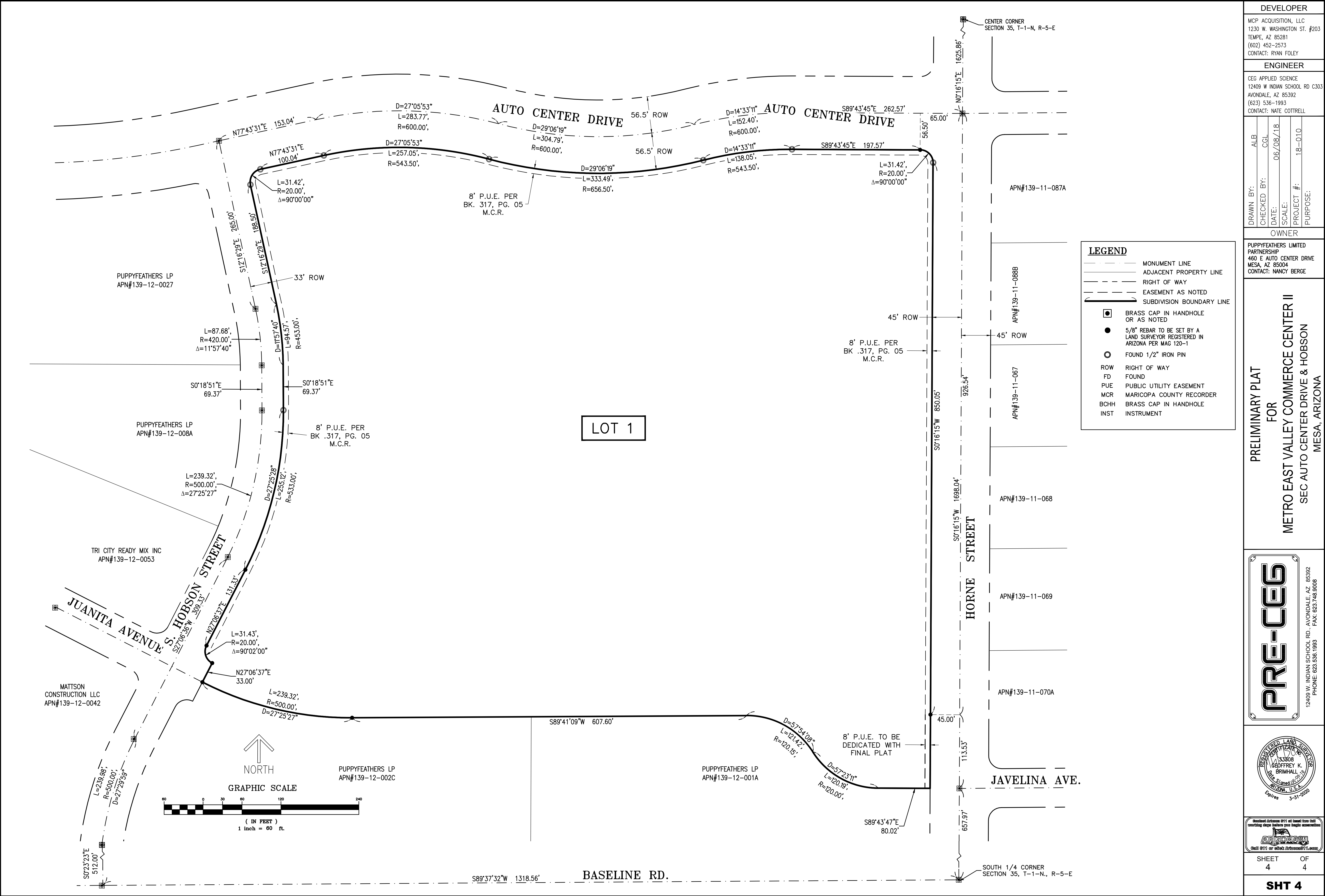
PRE-CEG

12409 W. INDIAN SCHOOL RD. AVONDALE, AZ 85392
PHONE: 623.536.1993 FAX: 623.748.9008



SHEET 3 OF 4

SHT 3



DEVELOPER

MCP ACQUISITION, LLC
1230 W. WASHINGTON ST. #203
TEMPE, AZ 85281
(602) 452-2573
CONTACT: RYAN FOLEY

ENGINEER

CEG APPLIED SCIENCE
12409 W INDIAN SCHOOL RD C303
AVONDALE, AZ 85392
(623) 536-1993
CONTACT: NATE COTTRELL

DRAWN BY: ALB

CHECKED BY: CGL

DATE: 06/08/18

SCALE: 1"=100'

PROJECT #: 18-010

PURPOSE:

OWNER

PUPPYFEATHERS LIMITED PARTNERSHIP
460 E AUTO CENTER DRIVE
MESA, AZ 85004
CONTACT: NANCY BERGE

PRELIMINARY PLAT FOR

METRO EAST VALLEY COMMERCE CENTER II

SEC AUTO CENTER DRIVE & HOBSON

MESA, ARIZONA

PRE-CEG

12409 W. INDIAN SCHOOL RD., AVONDALE, AZ 85392
PHONE: 623.536.1993 FAX: 623.748.9008

REGISTERED LAND SURVEYOR

33308
GEOFFREY K. BRIMHALL
SIGNED
ARIZONA, U.S.A.
Expires 3-31-2020

Standard Reference: If it is found that the recording office has not made the necessary corrections, the surveyor shall be held responsible for the same.

ARIZONA

SHEET 4 OF 4

SHT 4