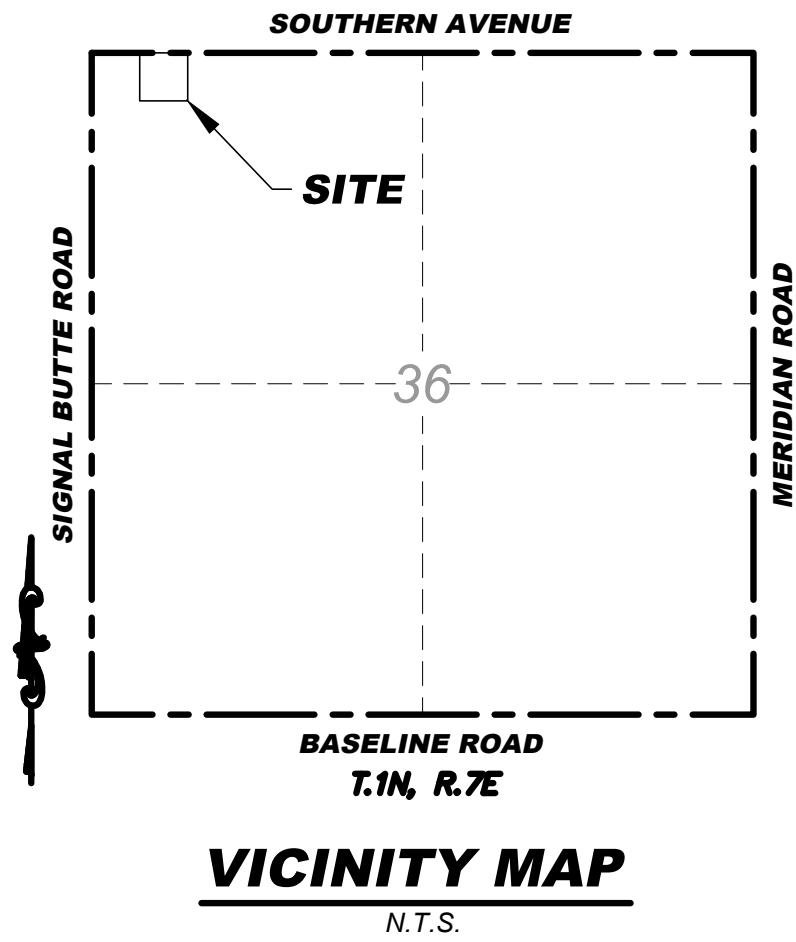


PRELIMINARY IMPROVEMENT PLAN FOR
MEDINA STATION APARTMENTMS
SEC SIGNAL BUTTE ROAD AND SOUTHERN AVENUE MESA, ARIZONA
A PORTION NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT INFORMATION

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW MULTI-STORY APARTMENT BUILDING WITH ALL REQUIRED GRADING & DRAINAGE, UTILITY AND PAVING IMPROVEMENTS.

ADDRESS:
SEC. SIGNAL BUTTE ROAD & SOUTHERN AVENUE
ARIZONA 85208

APN: 220-82-018C

ZONING: PAD (LC/RM-4)

TOTAL AREA: 447,362 SF (10.270 AC)
DISTURBED AREA: 402,854 SF (9.248 AC)

SURVEY NOTES

- ELEVATION AND HORIZONTAL BOUNDARY CONTROL DATE IS PER THE MEDINA STATION IMPROVEMENT PLANS PREPARED BY BOWMAN AND DATED 10-07-2024.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF SIGNAL BUTTE ROAD, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, USING A BEARING OF NORTH 00°09'53" WEST, PER 'MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY' BOOK 932 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF MESA NAIL WITH BRASS TAG ON THE TOP OF CURB AT THE NORTH ANGLE POINT AT THE NORTHEAST CORNER OF SIGNAL BUTTE ROAD AND SOUTHERN AVENUE HAVING AN ELEVATION OF 1545.54, NAVD88.

BENCHMARK

THE BENCHMARK USED FOR THIS PROJECT IS THE CITY OF MESA NAIL WITH BRASS TAG ON THE TOP OF CURB AT THE NORTH ANGLE POINT AT THE NORTHEAST CORNER OF SIGNAL BUTTE ROAD AND SOUTHERN AVENUE HAVING AN ELEVATION OF 1545.54, NAVD88.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 36 BEARS, SOUTH 00°09'53" EAST (BASIS OF BEARINGS), A DISTANCE OF 2,638.52 FEET;

THENCE SOUTH 00°09'53" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 816.69 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°50'07" EAST, A DISTANCE OF 804.47 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'03" WEST, A DISTANCE OF 816.24 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID NORTH LINE, NORTH 89°52'04" EAST, A DISTANCE OF 581.42 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°08'32" EAST, A DISTANCE OF 837.31 FEET;

THENCE NORTH 89°59'59" WEST A DISTANCE OF 475.07 FEET;

THENCE NORTH 00°00'00" EAST A DISTANCE OF 19.72 FEET;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 108.41 FEET TO THE POINT OF BEGINNING.

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C231SL, 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.

PROJECT RETENTION

REQUIRED RETENTION VOLUME (100-YEAR, 2-HOUR):
VOLUME [CF] = $C_w \times (P [IN] / 12) \times \text{AREA [SF]}$

$V = 0.86 \times (2.2/12) \times 453,554$
 $V = 71,479 \text{ CF}$

OFFSITE FROM SOUTHERN AVENUE:
 $V = 9,270 \text{ CF}$ [PER BOWMAN DRAINAGE REPORT - 09-23-2024]

TOTAL REQUIRED
 $V = 80,749 \text{ CF}$

PROVIDED:
1,060 LF 120" CMP RETENTION TANK = 83,252 CF

DRYWELL CALCULATIONS

TOTAL VOLUME = 83,210 CF

DRYWELL DISSIPATION RATE = 0.1 CFS

TIME [SEC] = VOLUME [CF] / RATE [CFS]

$t = 83,252 / 0.7 = 118,931 \text{ SEC} = 33.04 \text{ HOURS}$

DRAINAGE STATEMENT

-SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA
-OFFSITE FLOWS DO NOT AFFECT THIS SITE
-RETENTION PROVIDED IS 100-YR, 2-HR VIA AN UNDERGROUND RETENTION TANK
-LOCAL STORM OUTFALL EXITS THE SITE AT THE SHARED DRIVEWAY NEAR THE SOUTHWEST CORNER OF THE PROJECT AT AN ELEVATION OF 1547.90. EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST DRIVEWAY AT THE ELEVATION OF 1541.67 PER THE MEDINA STATION IMPROVEMENT PLANS PREPARED BY BOWMAN AND DATED 10-07-2024.
-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
----	PROJECT/NEW PROPERTY LINE		NEW WATER VALVE
----	EXISTING PROPERTY LINE		NEW WATER METER
----	ROADWAY CENTERLINE		NEW BACKFLOW PREVENTER
----	FLOW-LINE		NEW FIRE HYDRANT
----	EXISTING EASEMENT		NEW FIRE CONNECTION
----	NEW EASEMENT		NEW FIRE BACKFLOW PREVENTER
----	EXISTING MINOR CONTOUR		NEW REDUCER
----	EXISTING MAJOR CONTOUR		NEW STORM DRAIN MANHOLE
----	NEW CONTOUR		NEW DRYWELL
----	EXISTING CONCRETE		SURVEY MONUMENT AS NOTED
----	EXISTING RIP RAP		SPOT ELEV. (EXIST. GRADE)
----	NEW ASPHALT		SPOT ELEV. (NEW GRADE)
----	NEW CONCRETE		RIGHT-OF-WAY
----	NEW WALL		BACK OF CURB
----	EXISTING CURB		SIDEWALK
----	EXISTING FENCE		RADIUS
----	NEW CURB		PAVEMENT (ASPHALT)
----	NEW PAINT STRIPE		CONCRETE
----	NEW FENCE		GUTTER
----	EXISTING WATER LINE		TOP OF CURB
----	NEW STORM DRAIN PIPE		FINISHED GRADE
----	NEW SEWER LINE		TOP OF FOOTING
----	NEW WATER LINE		TOP OF WALL
----	NEW FIRE SERVICE		LOW POINT
----	EXISTING WATER VALVE		HIGH POINT
----	EXISTING SIGN		GRADE BREAK
----	EXISTING STREET LIGHT		FINISHED FLOOR ELEVATION
----	EXISTING WATER STUB		FINISH GRADE HIGH
----			FINISH GRADE LOW
----			PUBLIC UTILITY EASEMENT
----			MATCH EXISTING
----			RIM
----			INVERT
----			LENGTH
----			SLOPE

OWNER/DEVELOPER

NRP HOLDINGS, LLC
1228 EUCLID AVENUE, 4TH FLOOR
CLEVELAND, OHIO 44115
PH: 844-677-0002
ATTN: DAN LOSS

CIVIL ENGINEER

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

ARCHITECT

ARTIS
1405 WEST KOENIG LANE
AUSTIN, TEXAS 78756
PH: 830-302-0969
ATTN: IAN MIZE

UTILITIES

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

SHEET INDEX

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

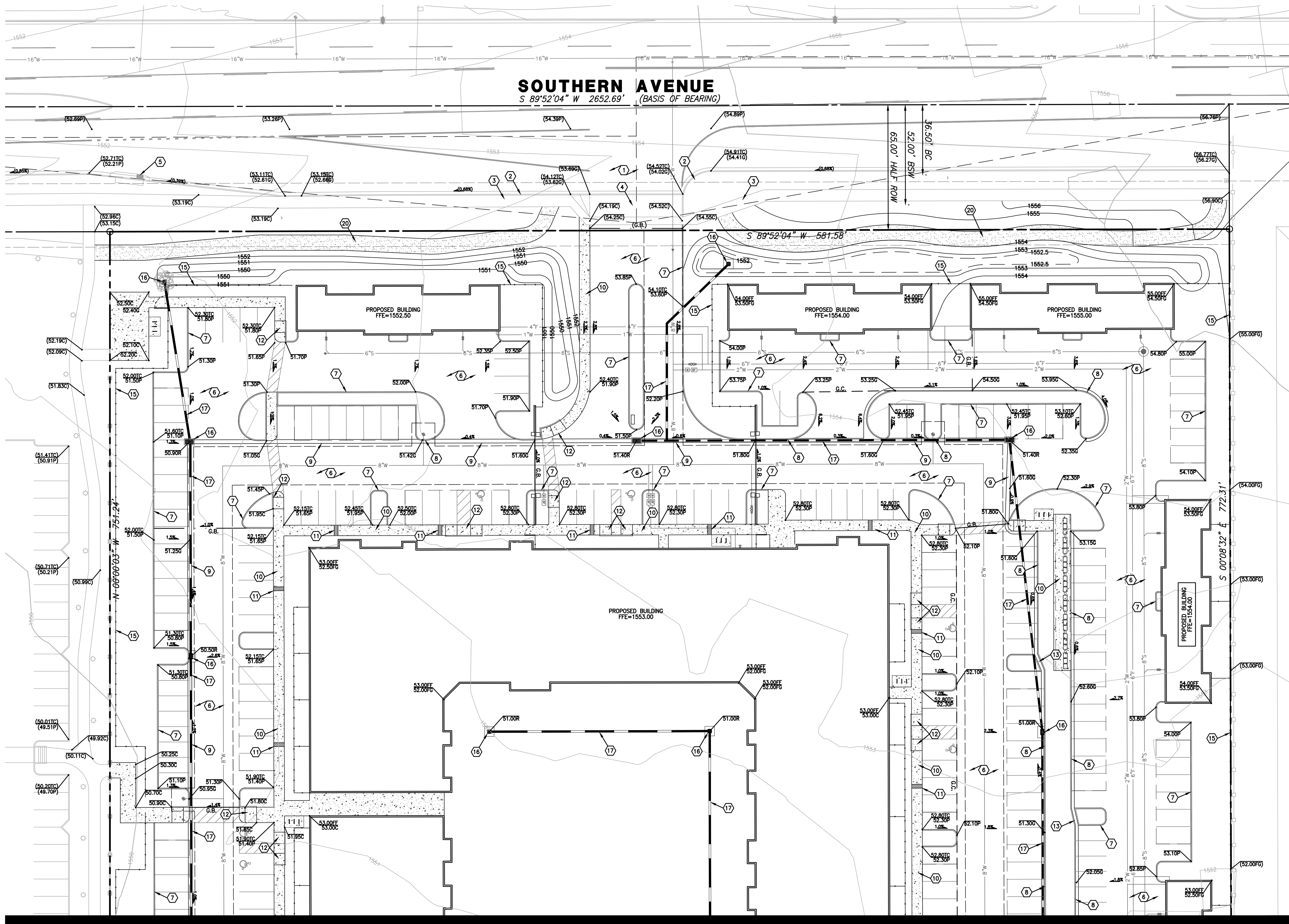


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PHOENIX, AZ 85029



PRELIMINARY IMPROVEMENT PLAN PREPARED FOR:
MEDINA STATION APARTMENTS
SEC SIGNAL BUTTE ROAD & SOUTHERN AVENUE
ARIZONA 85208
CITY OF MESA





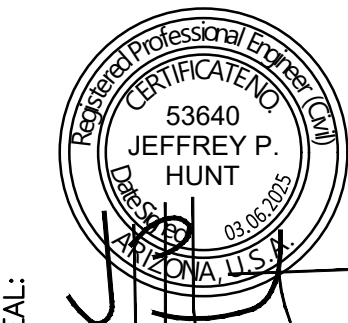
MATCH LINE - SEE SHEET 3



KEYNOTES

- 1 EXISTING ASPHALT TO REMAIN.
- 2 EXISTING CURB TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING CONCRETE DRIVEWAY TO REMAIN.
- 5 EXISTING CONCRETE CATCH BASIN AND STORMDRAIN DISCHARGE PIPE TO HEADWALL. PROTECT HEADWALL IN-PLACE.
- 6 NEW ASPHALT PAVEMENT.
- 7 NEW CONCRETE VERTICAL CURB.
- 8 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 9 NEW VALLEY GUTTER.
- 10 NEW CONCRETE SIDEWALK.
- 11 NEW STEEL SCUPPER SET IN CONCRETE.
- 12 NEW ACCESSIBLE ACCESS RAMP.
- 13 NEW CURB OPENING AND GUTTER THROUGH LANDSCAPE ISLAND.
- 14 NEW TRASH ENCLOSURE.
- 15 NEW PERIMETER FENCING.
- 16 NEW STORM DRAIN INLET.
- 17 NEW STORM DRAIN PIPE.
- 18 NEW 120" DIAMETER CMP UNDERGROUND STORMWATER RETENTION CHAMBER. LENGTH=1,060 LINEAR FEET VOLUME=83,210 CUBIC FEET
- 19 NEW WET WELL AND PUMP DISCHARGE.
- 20 NEW PEDESTRIAN TRAIL.
- 21 NEW TEMPORARY ASPHALT PAVEMENT.
- 22 NEW TEMPORARY EXTRUDED CURB.

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING



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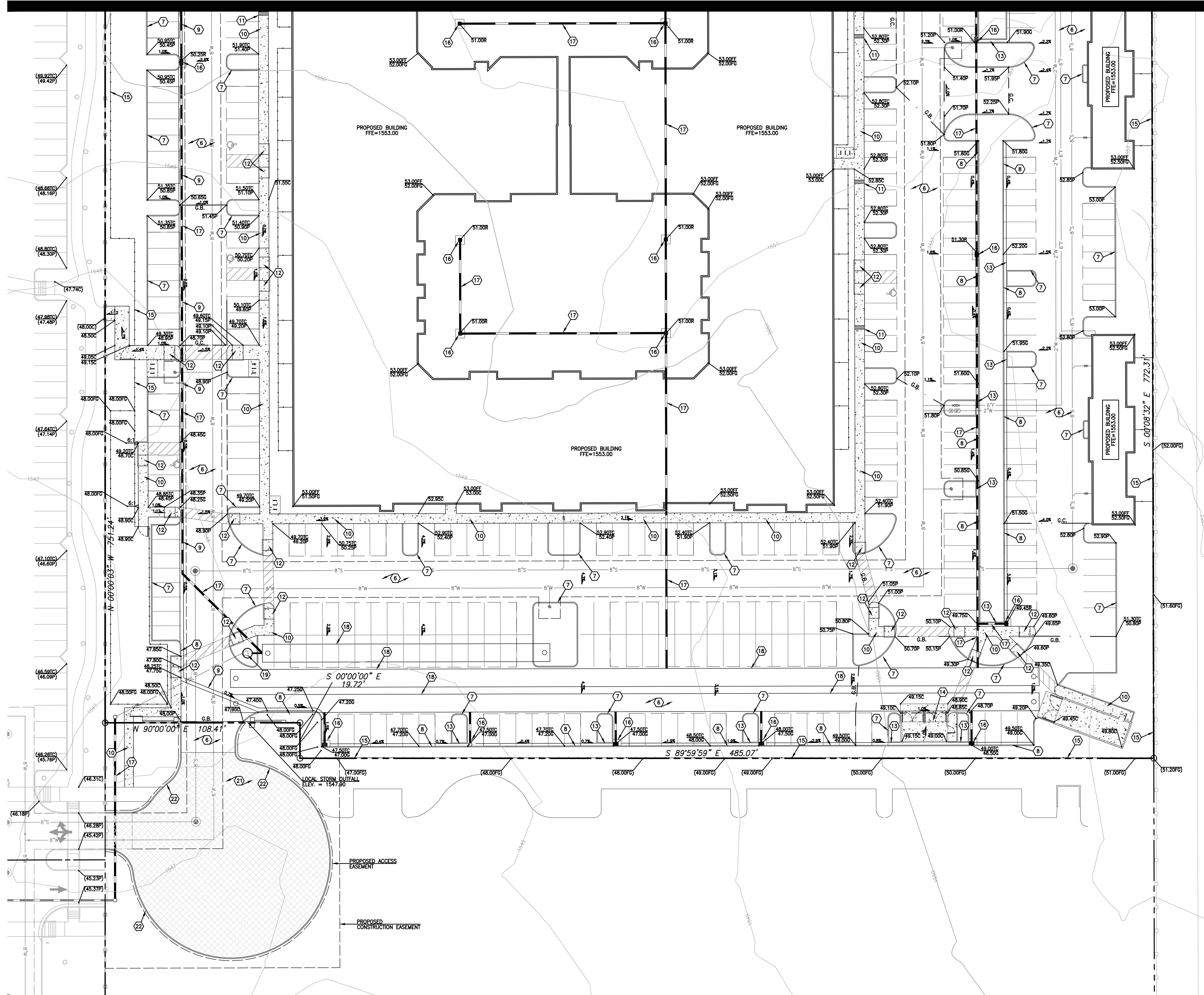
GRADING & DRAINAGE PLAN



DRAWING NO.
GD1
SHEET NO. 2 OF 5

PROJECT NO: 7259
DATE: 03/06/2025
DRAWN/DESIGNED BY: JH
CHECKED BY: CN

MATCH LINE - SEE SHEET 2



KEYNOTES

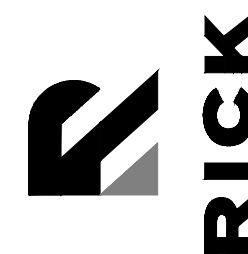
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SEAL:



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PRELIMINARY IMPROVEMENT PLAN PREPARED FOR:
MEDINA STATION APARTMENTS
SEC SIGNAL BUTTE ROAD & SOUTHERN AVENUE
ARIZONA 85208
CITY OF MESA

GRADING & DRAINAGE PLAN

PROJECT NO: 7259
DATE: 03/06/2025
DRAWN/DESIGNED BY: JH
CHECKED BY: CN

PRELIMINARY IMPROVEMENT PLAN PREPARED FOR:

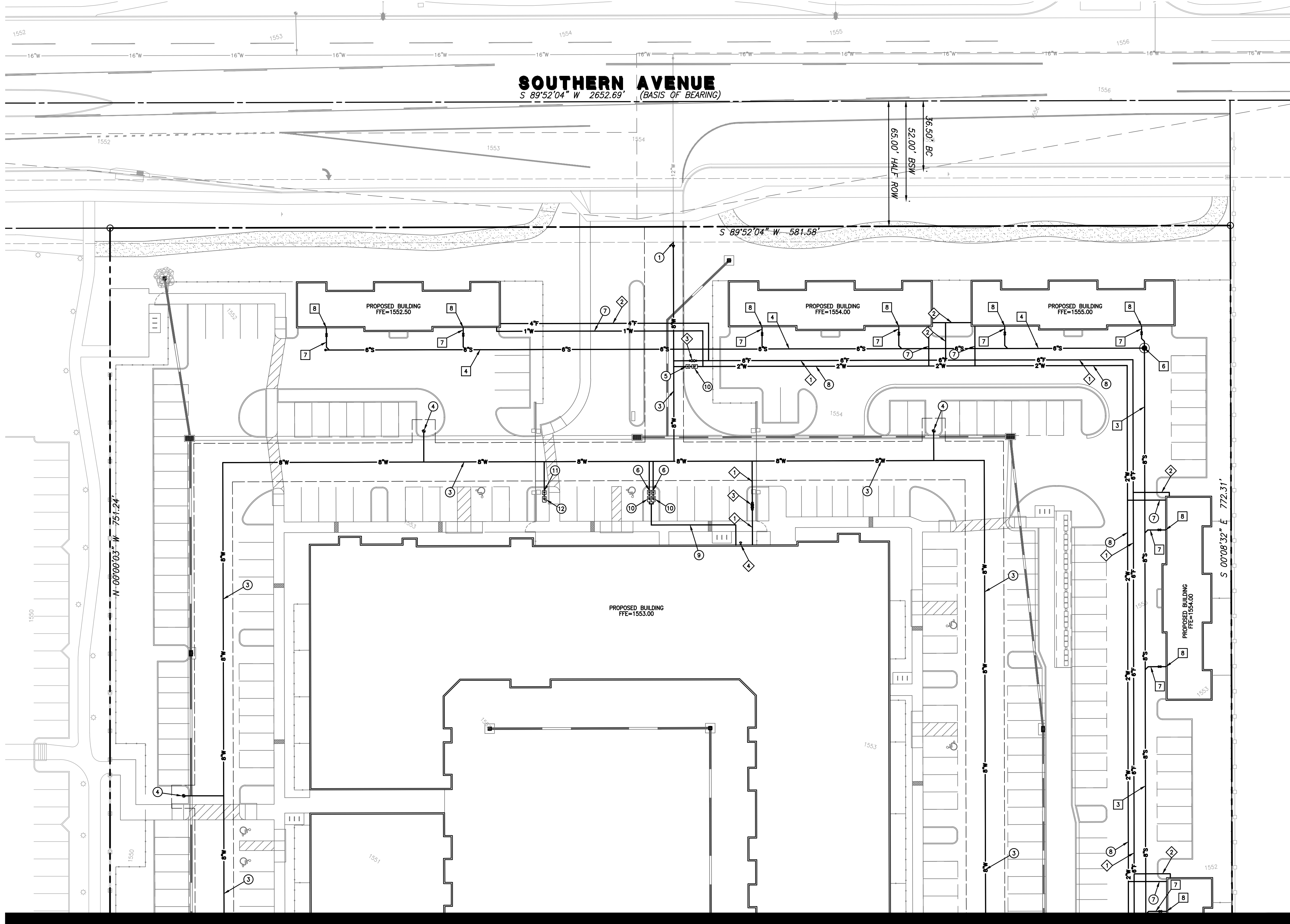
MEDINA STATION APARTMENTS
SEC SIGNAL BUTTE ROAD & SOUTHERN AVENUE
ARIZONA 85208
CITY OF MESA

GRADING & DRAINAGE PLAN



DRAWING NO.
GD2
SHEET NO. 3 OF 5

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING



MATCH LINE - SEE SHEET 5

WATER KEYNOTES

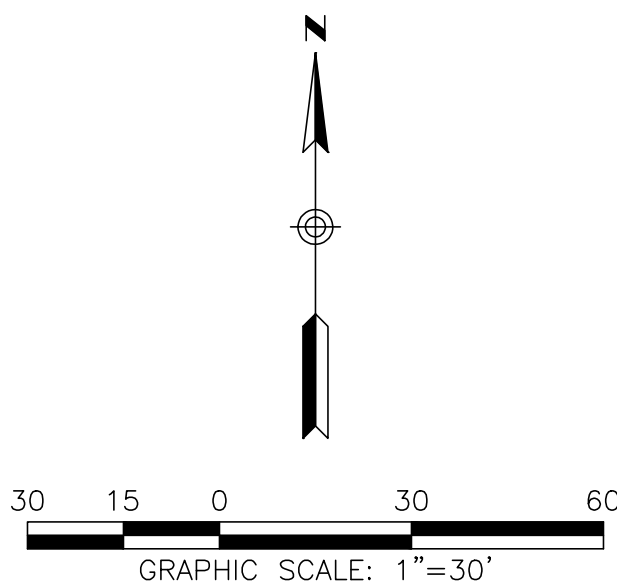
- 1 CONNECT TO EXISTING 12" WATER MAIN AND INSTALL REDUCER.
- 2 CONNECT TO EXISTING 8" WATER MAIN.
- 3 NEW 8" PUBLIC WATER MAIN.
- 4 NEW HYDRANT.
- 5 NEW 1" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
- 6 NEW 2" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
- 7 NEW 1" DOMESTIC WATER LINE.
- 8 NEW 2" DOMESTIC WATER LINE.
- 9 NEW 3" DOMESTIC WATER LINE.
- 10 NEW DOMESTIC BACKFLOW PREVENTER
- 11 NEW 1" SERVICE AND METER FOR IRRIGATION SERVICE.
- 12 NEW IRRIGATION BACKFLOW PREVENTER.

FIRE LINE KEYNOTES

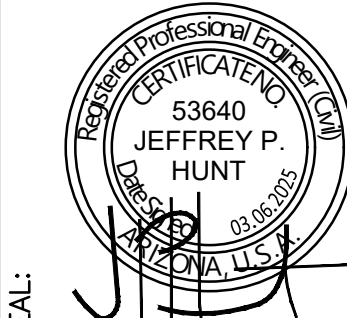
- 1 NEW 6" DIP FIRE LINE.
- 2 NEW 4" DIP FIRE LINE.
- 3 NEW 6" BACKFLOW PREVENTER.
- 4 NEW REMOTE FDC LOCATION.

SEWER KEYNOTES

- 1 CONNECT TO EXISTING 8" PVC SEWER MAIN.
- 2 NEW 8" PUBLIC PVC SDR-35 SEWER MAIN.
- 3 NEW 8" PVC SDR-35 SEWER MAIN.
- 4 NEW 6" PVC SDR-35 SEWER MAIN.
- 5 NEW PUBLIC SEWER MANHOLE.
- 6 NEW PRIVATE SEWER MANHOLE.
- 7 NEW SEWER SERVICE.
- 8 CONNECT TO BUILDING SANITARY SEWER.



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ARIZONA 85208
CITY OF MESA

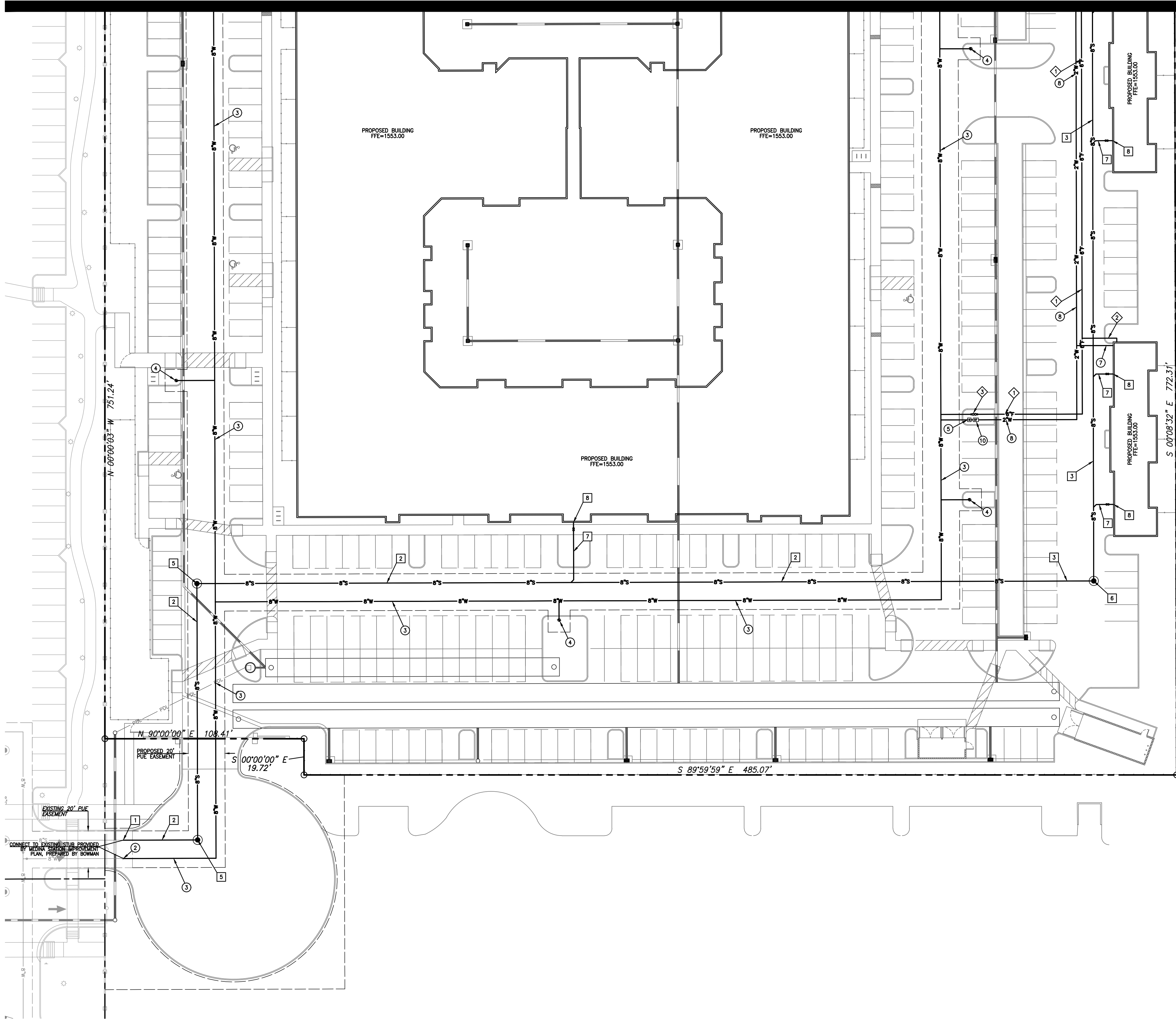


DRAWING NO.
UT1
SHEET NO. 4 OF 5

ONSITE UTILITY PLAN

PROJECT NO: 7259
DATE: 03/06/2025
DRAWN/DESIGNED BY: JH
CHECKED BY: CN

MATCH LINE - SEE SHEET 4



WATER KEYNOTES

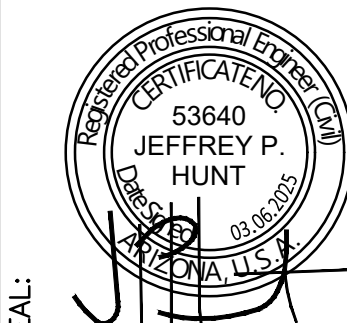
- 1 CONNECT TO EXISTING 12" WATER MAIN AND INSTALL REDUCER.
- 2 CONNECT TO EXISTING 8" WATER MAIN.
- 3 NEW 8" PUBLIC WATER MAIN.
- 4 NEW HYDRANT.
- 5 NEW 1" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
- 6 NEW 2" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
- 7 NEW 1" DOMESTIC WATER LINE.
- 8 NEW 2" DOMESTIC WATER LINE.
- 9 NEW 3" DOMESTIC WATER LINE.
- 10 NEW DOMESTIC BACKFLOW PREVENTER
- 11 NEW 1" SERVICE AND METER FOR IRRIGATION SERVICE.
- 12 NEW IRRIGATION BACKFLOW PREVENTER.

FIRE LINE KEYNOTES

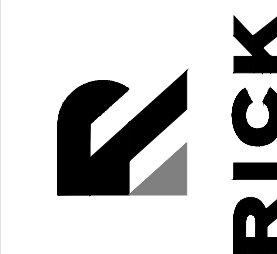
- 1 NEW 6" DIP FIRE LINE.
- 2 NEW 4" DIP FIRE LINE.
- 3 NEW 6" BACKFLOW PREVENTER.
- 4 NEW REMOTE FDC LOCATION.

SEWER KEYNOTES

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- 2 NEW 8" PUBLIC PVC SDR-35 SEWER MAIN.
- 3 NEW 8" PVC SDR-35 SEWER MAIN.
- 4 NEW 6" PVC SDR-35 SEWER MAIN.
- 5 NEW PUBLIC SEWER MANHOLE.
- 6 NEW PRIVATE SEWER MANHOLE.
- 7 NEW SEWER SERVICE.
- 8 CONNECT TO BUILDING SANITARY SEWER.



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DRAWING NO.
UT2
SHEET NO. 5 OF 5

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