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PRELIMINARY PLAT

FOR

BASELINE LOGISTICS PARK
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT REIVER
MERIDIAN, MARICOPA COUNTY, AZ

FLOOD ZONE

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 04013C2290M, DATED NOVEMBER 4, 2015, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD ZONE "X" IS DEFINED AS "AREAS 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".

BENCHMARK

FOUND BRASS TAG T.C. NE CORNER OF BASELINE AND RECKER RD

ELEV:1327.10 COM DATUM

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6 EAST, G & S R M. AS SHOWN ON THE MAP OF DEDICATION FOR ARIZONA HEALTH AND TECHNOLOGY PARK RECORDED IN BOOK 563, PAGE 14, M.C.R.

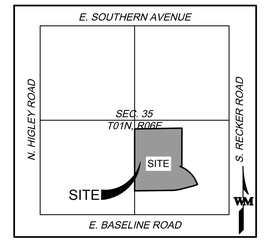
SAID LINE BEARS: NORTH 89 DEGREES 14 MINUTES 43 SECONDS EAST

PROJECT DESCRIPTION

BASELINE LOGISTICS PARK DEVELOPMENT IS AN EMPLOYMENT-INDUSTRIAL-COMMERCIAL DEVELOPMENT AND ASSOCIATED PARKING. PROPOSED IMPROVEMENTS WILL INCLUDE THE DESIGN OF STORM DRAINAGE RETENTION FACILITIES, UTILITY IMPROVEMENTS, PARKING, AND LANDSCAPING.

SHEET INDEX

1 COVER SHEET
2 PROPOSED PLAT



VICINITY MAP
SCALE: N.T.S.

SITE SUMMARY TABLE

AREA GROSS: 2,360,856 SF (54.20 AC)
AREA NET: 2,155,260 SF (49.48 AC)
8 LOTS

APN: 141-53-892; 141-53-045F; 141-53-049D; 141-53-726B; 141-53-898

EXISTING ZONING: PEP
EXISTING LAND USE: AGRICULTURAL
PROPOSED LAND USE: LIGHT INDUSTRIAL

LANDSCAPE SETBACK: 15'
BUILDING SETBACK: 20'

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
1	370,994	8.52
2	434,393	9.97
3	418,882	9.61
4	185,871	4.27
5	196,947	4.52
6	167,979	3.86
7	151,116	3.47
8	229,078	5.26
TOTAL	2,155,260	49.48

AGENCY CONTACT LIST

OWNER/DEVELOPER
HINES
609 MAIN STREET, SUITE 2400
HOUSTON, TX 77002
PH: 713.237.5718
CONTACT: MICHAEL BJES
EMAIL: MICHAEL.BJES@HINES.COM

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EMAIL: MKUEHN@WAREMALCOMB.COM

LANDSCAPE ARCHITECT
GILMORE PLANNING AND LANSCAPE ARCHITECTURE
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PHOENIX, AZ, 85006
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2777 E. CAMELBACK ROAD, STE 325
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EMAIL: HCHAN@WAREMALCOMB.COM

UTILITIES & SERVICES

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURY LINK / COX
CABLE TV	CENTURY LINK / COX
FIRE	CITY OF MESA
POLICE	CITY OF MESA
NATURAL GAS	CITY OF MESA

WARE MALCOMB
CIVIL ENGINEERING
2777 e. camelback rd.
suite 325
phoenix, az 85016
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waremalcomb.com

Registered Professional Engineer (Civil)
CERTIFICATE NO. 45987
MATTHEW D. KUEHN
Date Signed Jun 03 2022
ARIZONA, U.S.A.

FOR AND ON BEHALF OF WARE MALCOMB

BASELINE LOGISTICS PARK
PRELIMINARY PLAT
BASELINE AND RECKER
MESA, AZ 85206

COVER SHEET

NO.	DATE	REMARKS

JOB NO.:	PHX21-0034
PA / PM:	M. KUEHN
DESIGNED:	T. GONZALEZ
DATE:	06/03/2022
PLOT DATE:	

SHEET
1
Sheet 1 of 2

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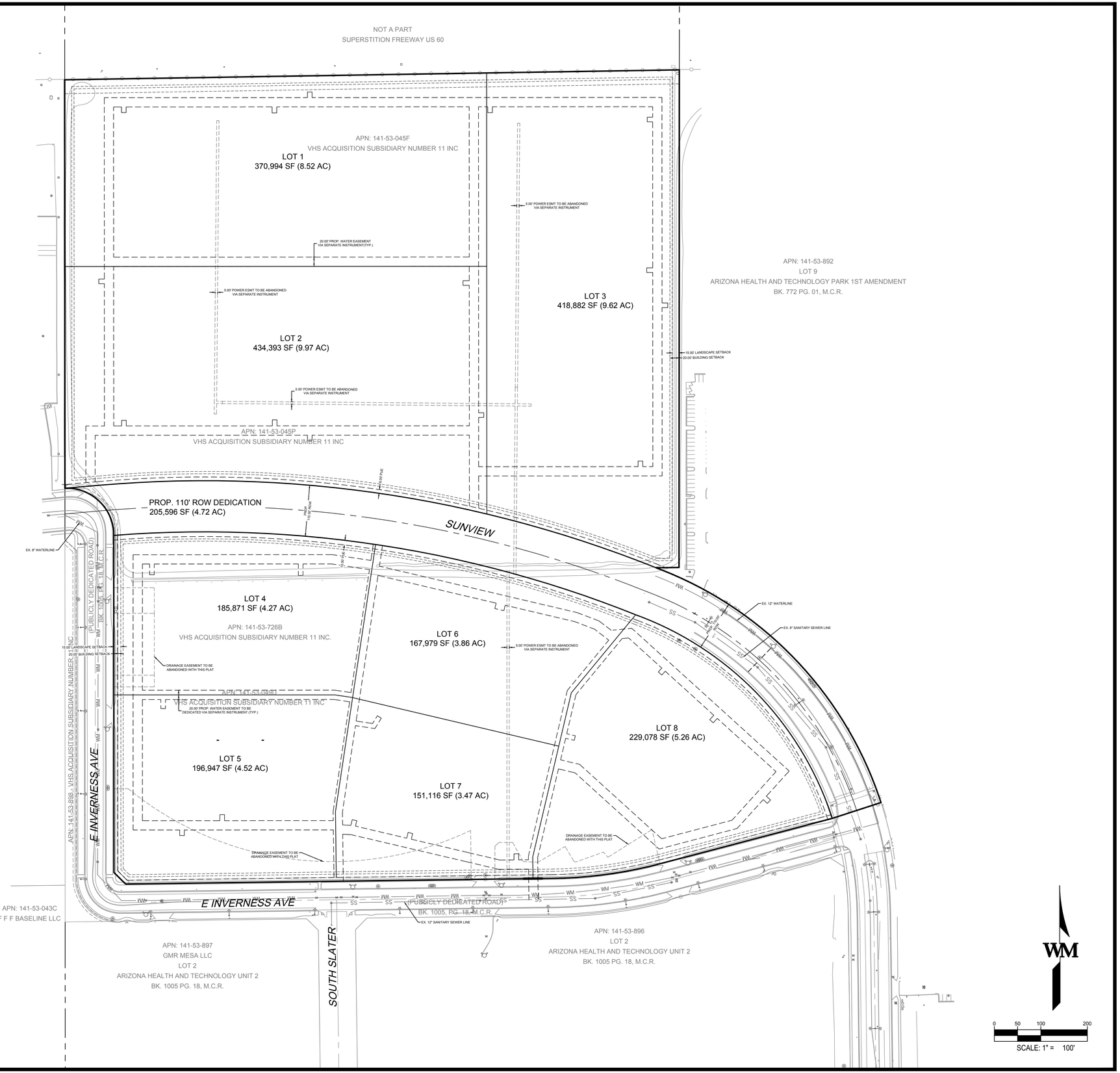

DRYWELLS

BASIN ID	# OF DRYWELLS
A	4
UGR B	4
C	9
D	6
E	6
UGR F	2
G	5
H	1
K	2

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2777 e. camelback rd.
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waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

BASELINE LOGISTICS PARK
PRELIMINARY PLAT
BASELINE AND RECKER
MESA, AZ 85032

PROPOSED PLAT

NO.	DATE	REMARKS

JOB NO.:	PHX21-0034
PA / PM:	M. KUEHN
DESIGNED:	T. GONZALEZ
DATE:	06/03/22
PLOT DATE:	06/03/22

SHEET 2
Sheet 2 of 2

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