

# PRELIMINARY GRADING & DRAINAGE PLAN

## 3018 NORTH RECKER ROAD

MESA, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

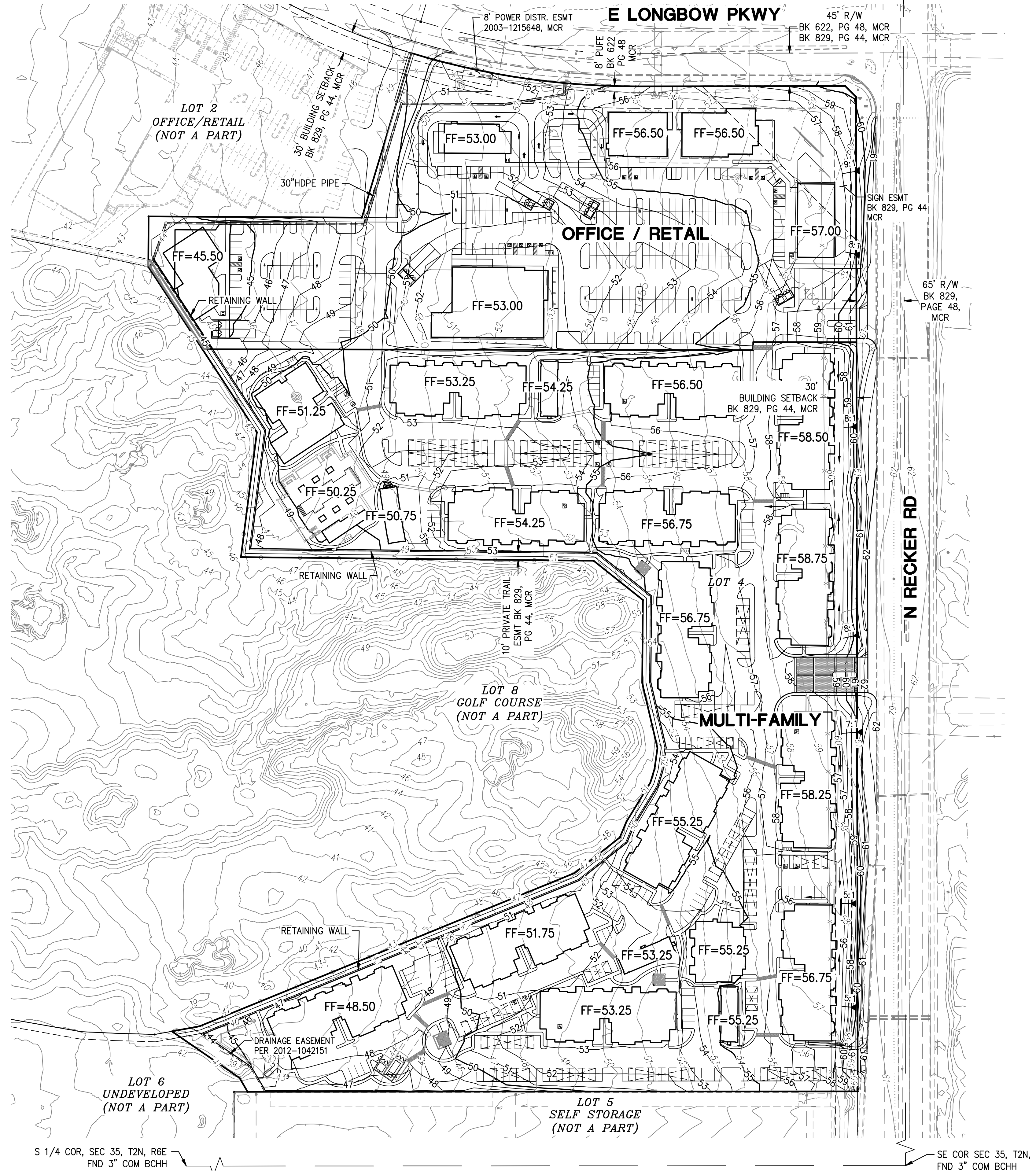
LOT 4, OF LONGBOW BUSINESS PARK AND GOLF CLUB, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 829 OF MAPS, PAGE 44, THEREAFTER PLAT RATIFICATION RECORDED JULY 06, 2006 AS 2006-0905661 OF OFFICIAL RECORDS AND PLAT CORRECTION RECORDED JULY 06, 2006 AS 2006-0905662 OF OFFICIAL RECORDS.

PARCEL NO. 2:

NON-EXCLUSIVE EASEMENT FOR DRAINAGE AS SET FORTH IN MASTER COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LONGBOW BUSINESS PARK AND GOLF CLUB, RECORDED NOVEMBER 15, 2012 AS 2012-1042149 OF OFFICIAL RECORDS, THEREAFTER CERTIFICATE OF AMENDMENT TO THE MASTER COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LONGBOW BUSINESS PARK AND GOLF CLUB, RECORDED OCTOBER 01, 2015 AS 2015-0710635 OF OFFICIAL RECORDS.

### LEGEND

	FOUND MONUMENT AS NOTED
	FOUND 3" CITY OF MESA BRASS CAP IN HAND HOLE
	FOUND 3" CITY OF MESA BRASS CAP FLUSH
	SET 1/2" REBAR W/ CAP, RLS 49926 OR AS NOTED
	ELECTRIC MANHOLE
	ELECTRIC PULL BOX
	ELECTRIC PANEL
	ELECTRIC CABINET
	LIGHT POLE
	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL WITH ARM
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL PULL BOX
	VAULT (UNKNOWN)
	TELEPHONE MANHOLE
	TELEPHONE PULL BOX
	CABLE TV PULL BOX
	CURB INLET
	GRATE
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER VALVE
	WATER MANHOLE
	WATER METER
	WATER BACK FLOW PREVENTER
	SANITARY SEWER MANHOLE
	BOUNDARY LINE
	EASEMENT LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY LINE
	PARCEL LINE
	WROUGHT IRON AND CONCRETE COLUMN FENCE
	BARB WIRE FENCE
	BLOCK WALL
	RIGHT-OF-WAY
	MARICOPA COUNTY RECORDS
	REGISTERED LAND SURVEYOR
	ASSESSOR PARCEL NUMBER
	R/W
	M.C.R.
	RLS
	APN



### OWNER

DHI COMMUNITIES  
20410 N. 19TH AVE., SUITE 100  
PHOENIX, ARIZONA 85027  
PHONE: (480) 338-2007  
CONTACT: ROGER PRIOR

### VICINITY MAP

NTS

### AREA

TOTAL: 870,994 SF / 20.00 AC

### CIVIL ENGINEER

HILGARTWILSON, LLC  
2141 E. HIGHLAND AVE. SUITE 250  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
CONTACT: CASEY WHITEMAN

### ARCHITECT

BILTFORM ARCHITECTURE GROUP  
11460 N CAVE CREEK RD STE 6  
PHOENIX, AZ 85020  
PHONE: (602)285-9200  
CONTACT: VINCE SCARANO, AIA LEED

### BENCHMARK

BENCHMARK IS A FOUND CONCRETE NAIL WITH BRASS TAG IN THE TOP OF CURB ON THE SOUTHWEST CORNER OF RECKER ROAD & THOMAS ROAD.  
ELEVATION: 1447.17'  
DATUM: CITY OF MESA NAVD88

PLAN ELEVATIONS HAVE BEEN TRUNCATED 1400'.

### BASIS OF BEARING

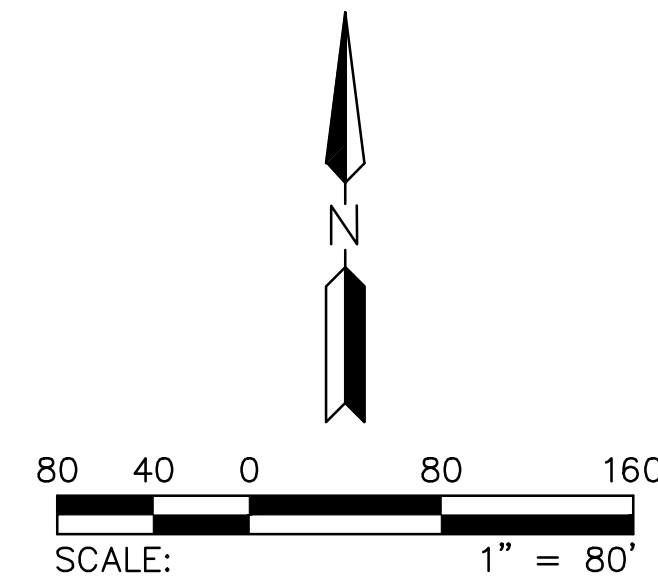
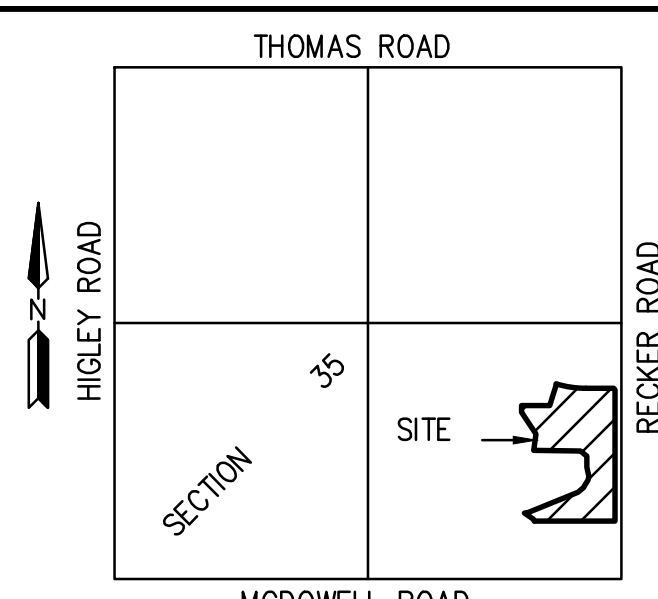
BASIS OF BEARING IS 00°05'30"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

### FLOOD PLAIN DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED 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 04013C2280L, PANEL NUMBER 2280 OF 4425, EFFECTIVE DATE OCTOBER 6, 2013.

### DRAINAGE STATEMENT

ALL STORMWATER RETENTION FOR THE PROJECT WILL BE PROVIDED WITHIN THE EXISTING LONGBOW GOLF COURSE RETENTION BASINS 1 & 2 FOR THE 100-YEAR 2-HOUR STORM. OFFSITE RUNOFF IMPACTING THE SITE WILL BE ROUTED THROUGH OR AROUND THE SITE VIA STORMDRAIN AND/OR CHANNELIZATION. FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 14-INCHES ABOVE THE OUTFALL TOP OF CURB ELEVATION AND 12-INCHES ABOVE COMPUTED ADJACENT 100-YEAR WATER SURFACE ELEVATIONS. THE DRAINAGE DESIGN WILL COMPLY WITH THE CURRENT CITY OF MESA GRADING AND DRAINAGE DESIGN STANDARDS.



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REV: \_\_\_\_\_

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**DHI - LONGBOW AND RECKER**  
3018 NORTH RECKER ROAD  
MESA, ARIZONA 85215  
**PRELIMINARY GRADING & DRAINAGE PLAN**

<b>HILGARTWILSON</b>	PROJ NO.: 2350
	DATE: OCT 2021
	SCALE: AS NOTED
	DRAWN: HW
	DESIGNED: JW
	APPROVED: CW
DWG. NO.	<b>PGD</b>
SHT.	1 OF 2