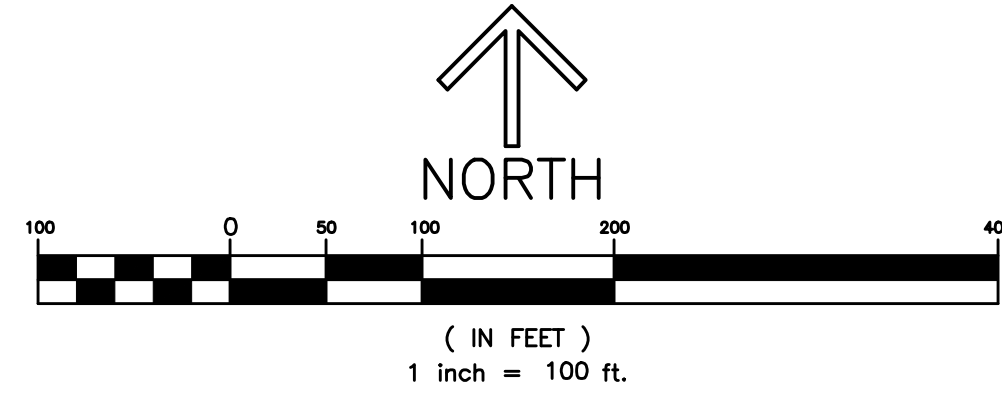
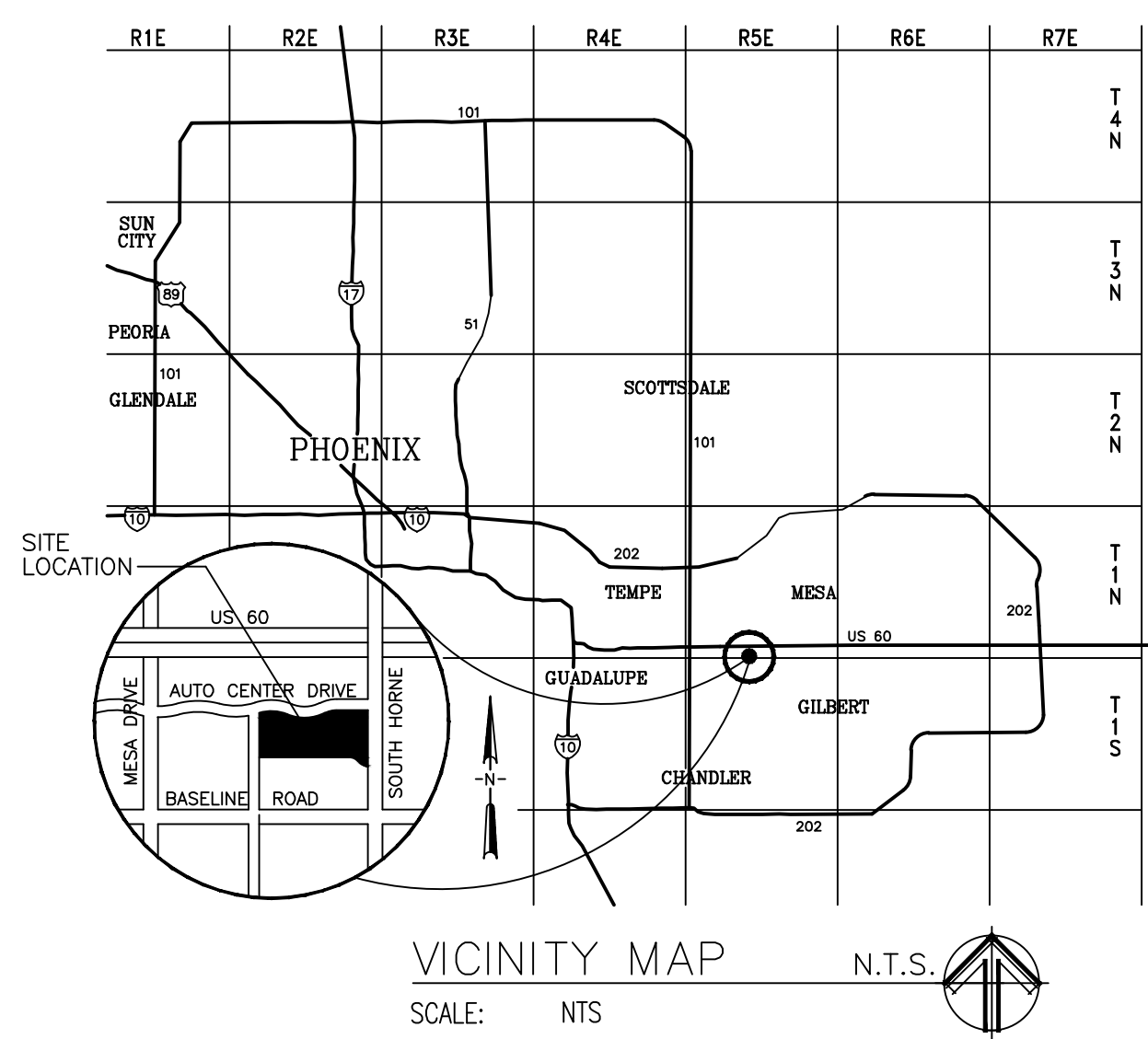
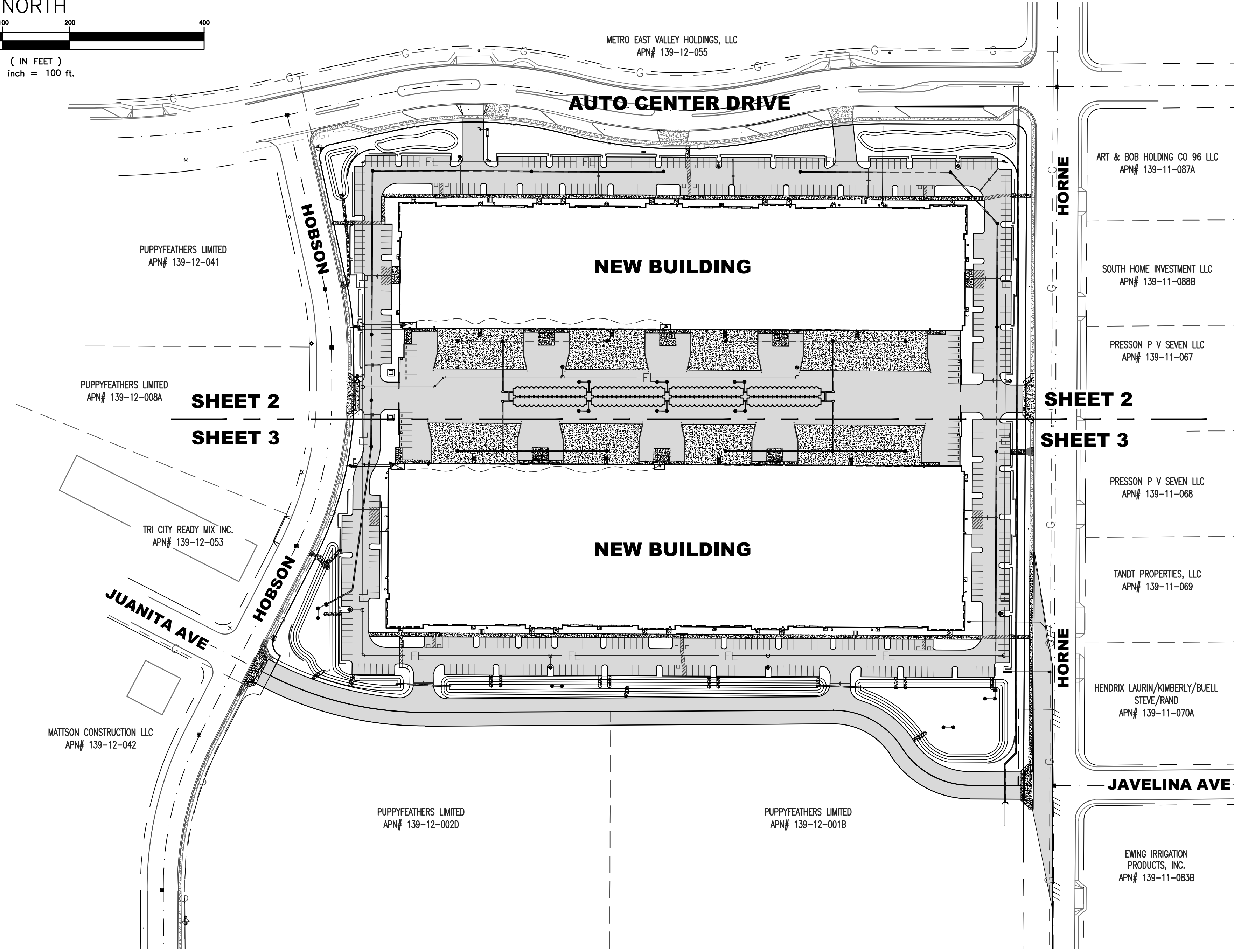


PRELIMINARY PLAT
FOR
METRO EAST VALLEY COMMERCE CENTER II
SEC AUTO CENTER DRIVE & HOBSON
APN: 139-12-027, 139-12-028, 139-12-008D,
139-12-001B AND A PORTION OF 139-12-001A



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



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

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	OWNER: PUPPYFEATHERS LIMITED PARTNERSHIP 460 E AUTO CENTER DRIVE MESA, AZ 85004 CONTACT: NANCY BERGE
CHECKED BY: CGL	
DATE: 06/08/18	
SCALE: 1"=100'	
PROJECT #: 18-010	
PURPOSE:	

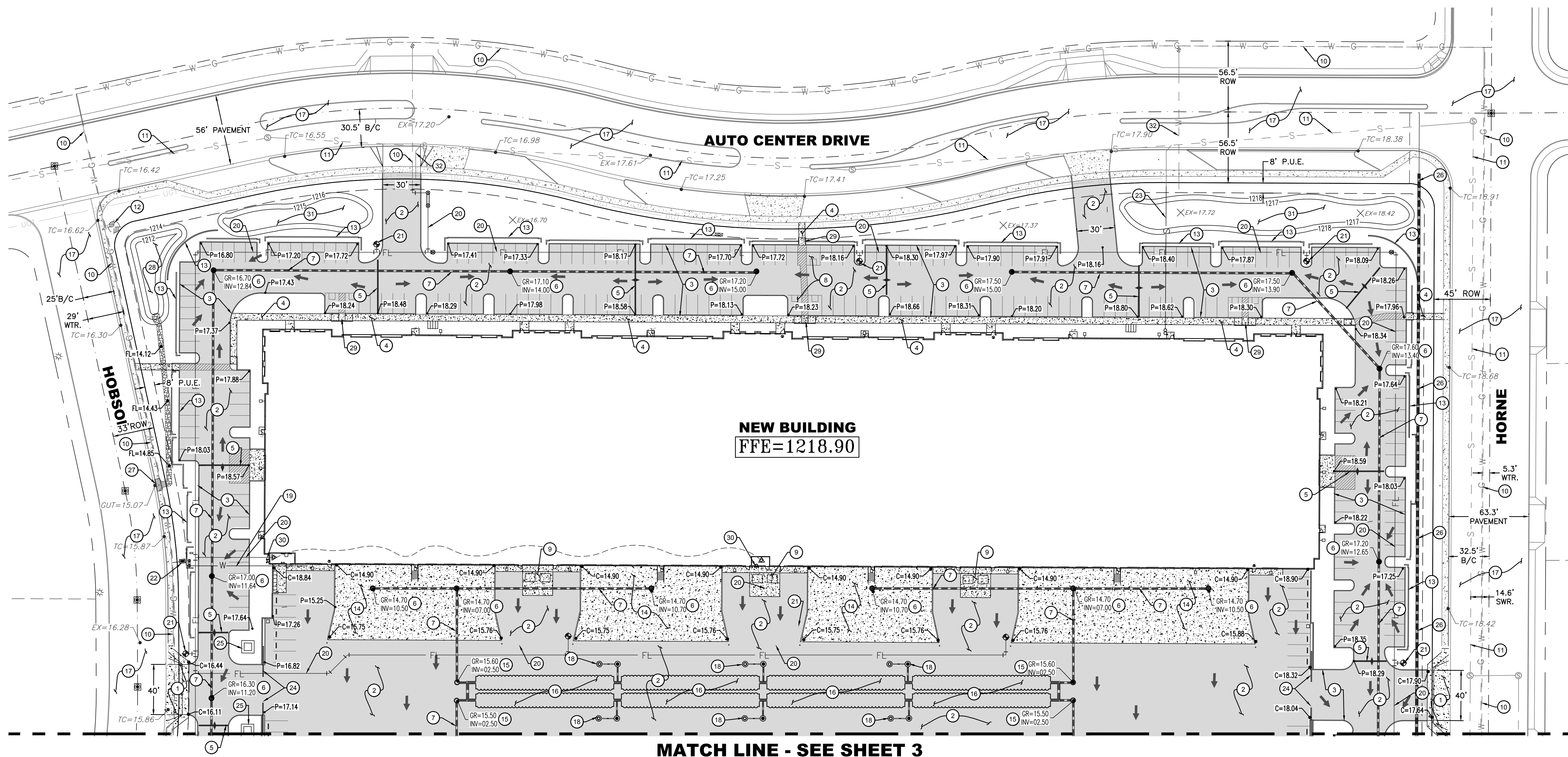
PRELIMINARY PLAT
FOR
METRO EAST VALLEY COMMERCE CENTER II
SEC AUTO CENTER DRIVE & HOBSON
MESA, ARIZONA

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

REGISTERED LAND SURVEYOR
13308
GEOFFREY K. BRIMHALL
Signed 06/08/2018
Expires 3-31-2020

Arizona
Official Seal of the State of Arizona
Created 09/01/1909

SHEET	OF
1	4
SHT 1	



MATCH LINE - SEE SHEET 3

NEW CONSTRUCTION (4)

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 110' 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

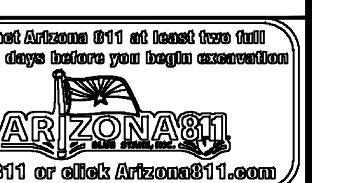
OWNER

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

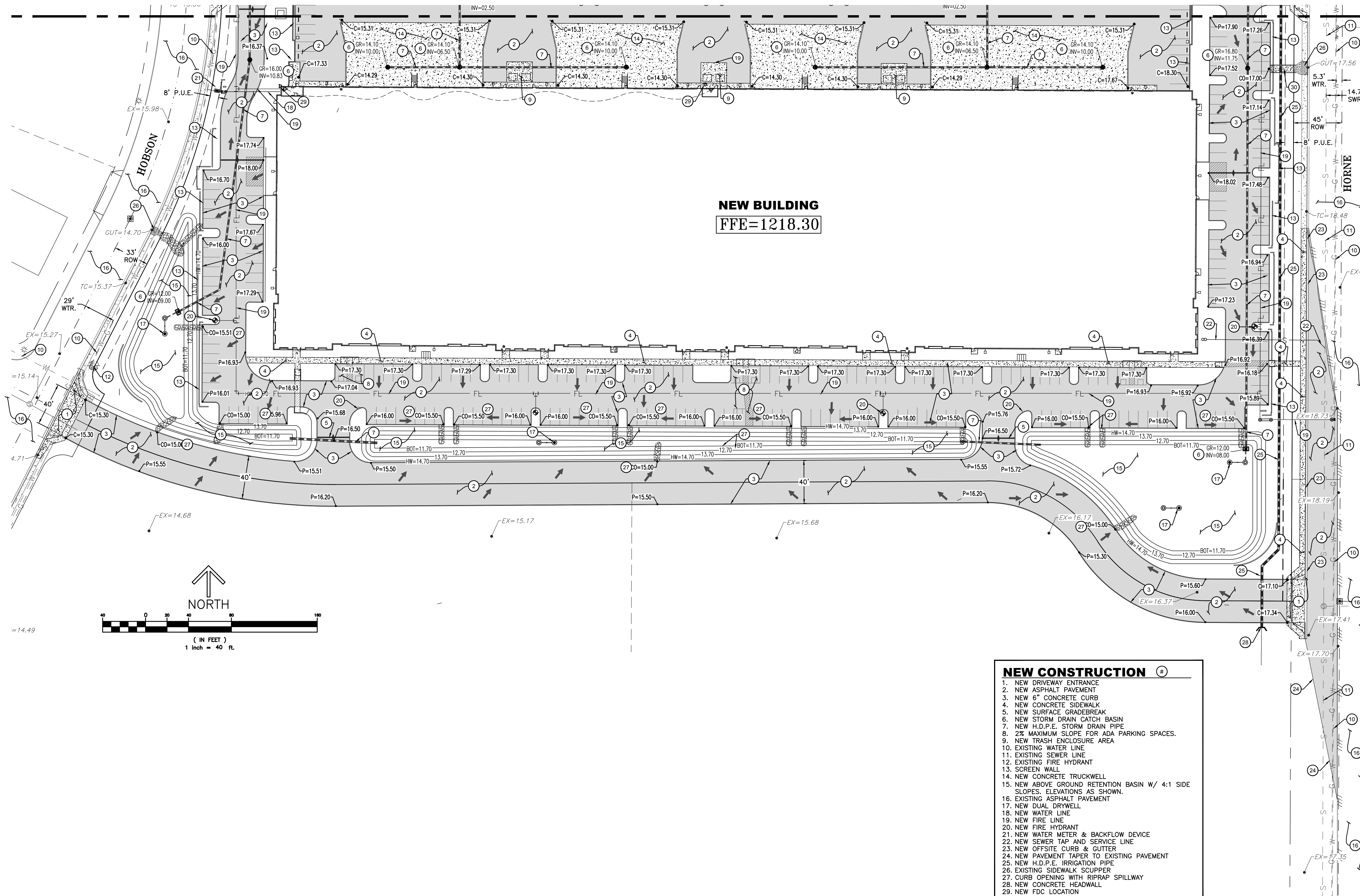
12409 W. INDIAN SCHOOL RD. AVONDALE, AZ 85392
PHONE: 623.536.1993 FAX: 623.748.9008



SHEET 2 OF 4

SHT 2

MATCH LINE - SEE SHEET 2



NEW BUILDING
FFE=1218.30

NORTH
(IN FEET)
1 inch = 40 ft.

- 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 CHECKED BY: CGL DATE: 06/08/18 SCALE: 1"=40' 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	
(Seal of the State of Arizona, Department of Transportation, Division of Engineering)	
SHEET 3 OF 4	SHT 3

