

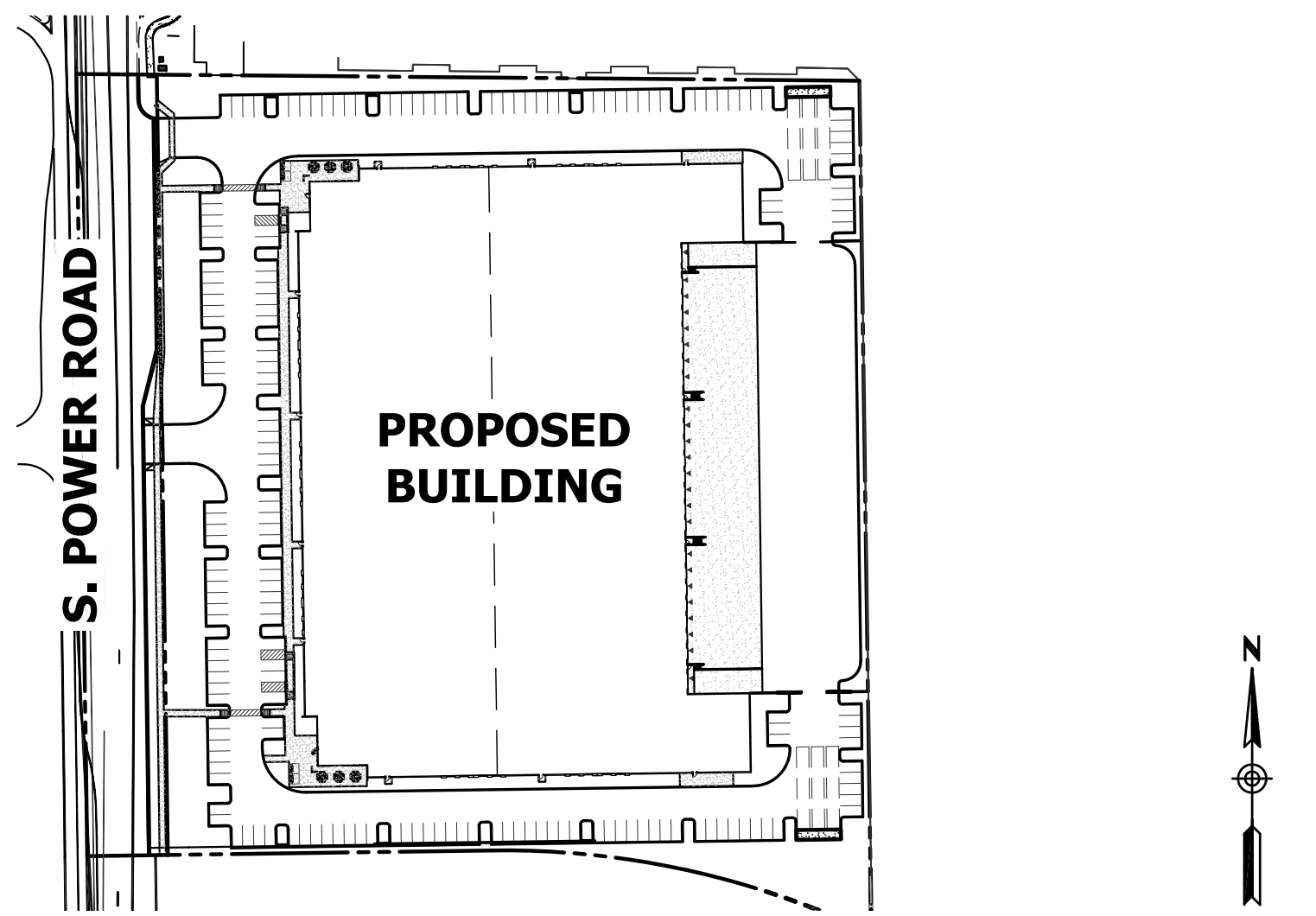
CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN

FOR

POWER ROAD LOGISTICS

3309 SOUTH POWER ROAD
MESA, ARIZONA 85212

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



MAP INDEX

SHEET INDEX

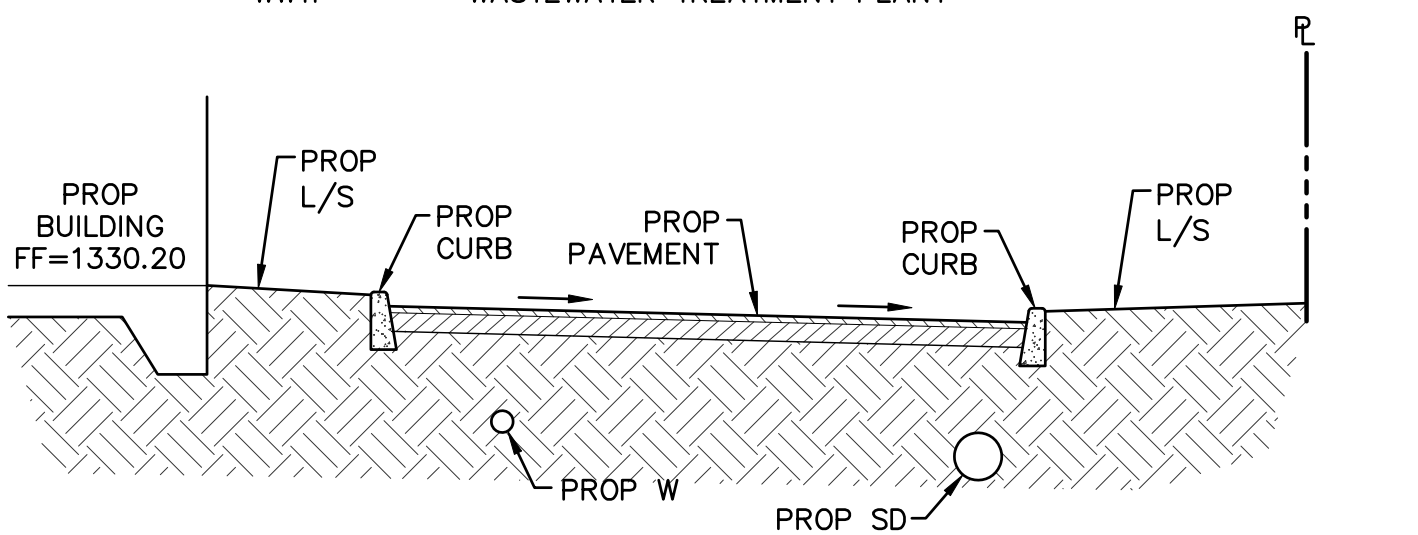
CONCEPTUAL COVER SHEET.	.C1
CONCEPTUAL GRADING AND DRAINAGE PLAN.	.C2
CONCEPTUAL UTILITY PLAN.	.C3

EXISTING LEGEND

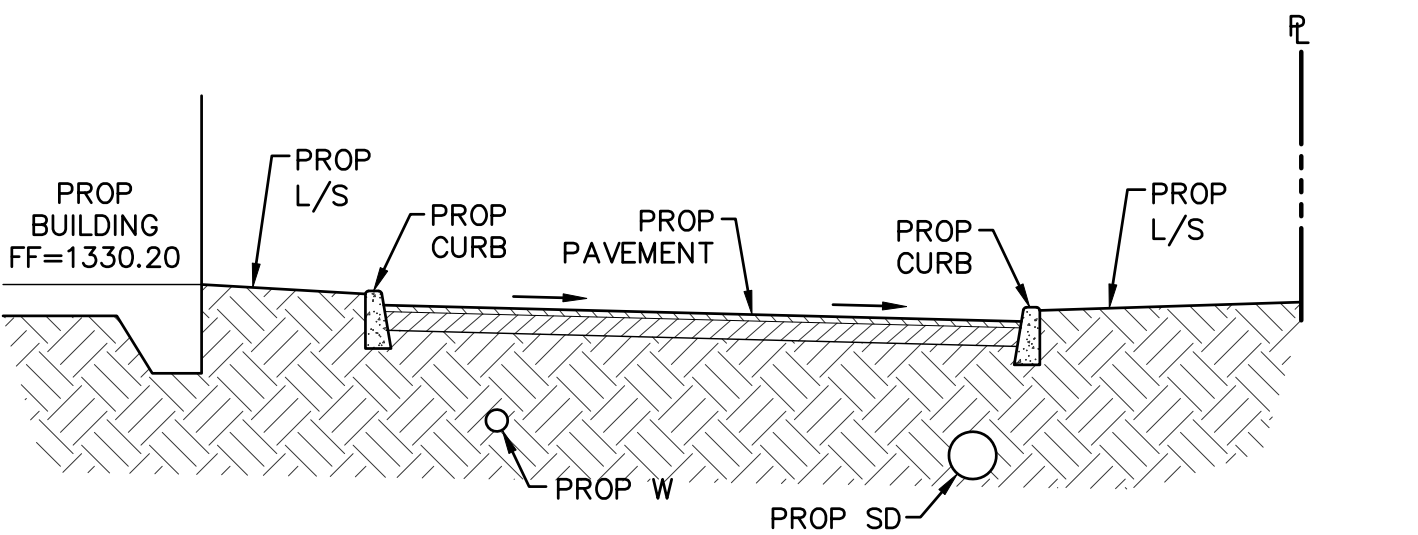
RIGHT OF WAY	---
PROPERTY LINE	---
CENTERLINE	---
EASEMENT LINE	---
WATER LINE	---
WATER LINE	---
SANITARY SEWER LINE	---
SPOT ELEVATION	+
FIRE HYDRANT	+
WATER VALVE	+
IRRIGATION CONTROL VALVE	+
SANITARY SEWER MANHOLE	+
SANITARY SEWER CLEANOUT	+
SIGN	+
LIGHT POLE	+
ELECTRICAL RISER	+
ELECTRICAL CABINET	+

PROPOSED LEGEND

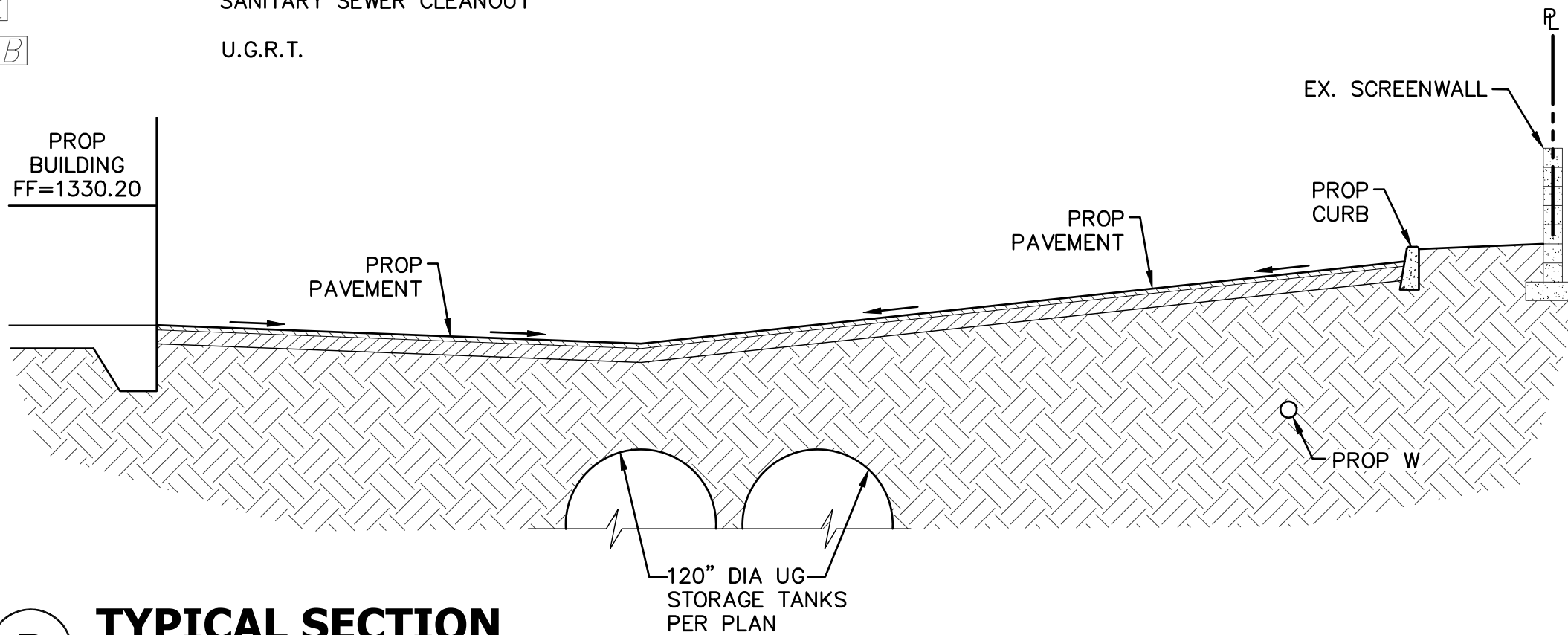
DIRECTION OF SLOPE	---
SEWER LINE	---
WATER LINE	---
FIRE LINE	---
EASEMENT	---
SAWCUT	---
GRADE BREAK	---
CATCH BASIN	---
DRYWELL	---
SPOT ELEVATION	---
SECTION CALLOUT	---
FLOW LINE	---
BACKFLOW PREVENTOR	---
TAPPING SLEEVE & VALVE	---
SANITARY SEWER CLEANOUT	---
U.G.R.T.	---



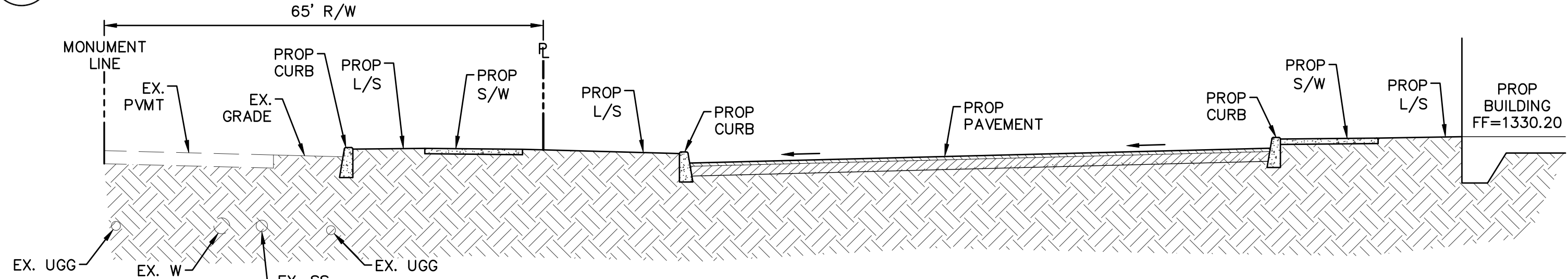
A TYPICAL SECTION



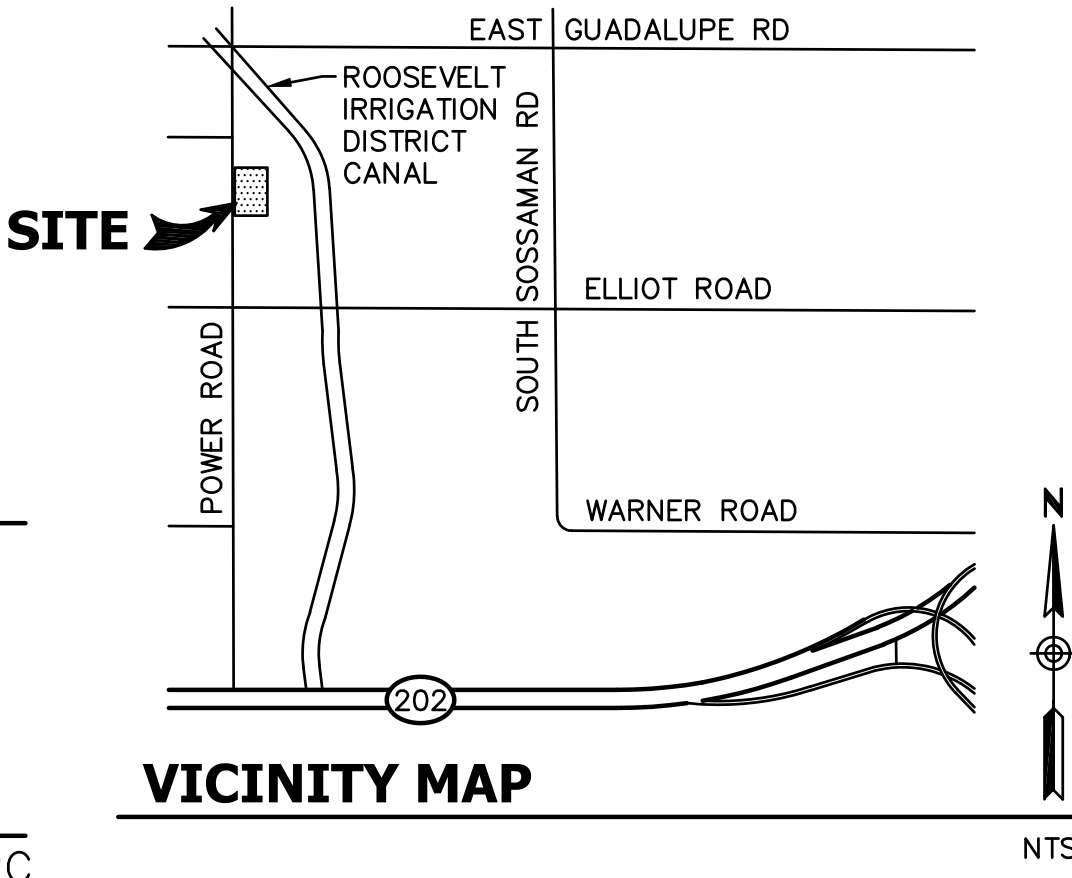
C TYPICAL SECTION



B TYPICAL SECTION



D TYPICAL SECTION



VICINITY MAP

APN

304-05-071H

BENCHMARK

BRASS TAG IN HEADWALL IN THE SOUTHEAST INTERSECTION, ELEVATION 1327.63 NAVD88. CITY OF MESA BENCHMARK POWER & ELLIOT.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°48'24\"/>

SITE ACREAGE

8.7252 AC.± OR 380,070 SQ. FT.

FEMA INFORMATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X 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.

LEGAL DESCRIPTION

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

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE MAIN CANAL OF THE ROOSEVELT WATER CONSERVATION DISTRICT;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7;

THENCE NORTH 00 DEGREES 48 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1697.54 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 11 MINUTES 36 SECONDS EAST, A DISTANCE OF 326.88 FEET, TO THE BEGINNING OF A 690.00 FOOT RADIUS TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26 DEGREES 14 MINUTES 41 SECONDS, AN ARC DISTANCE OF 316.06 FEET;

THENCE, NON-TANGENT TO SAID CURVE, NORTH 00 DEGREES 48 MINUTES 24 SECONDS EAST, A DISTANCE OF 689.05 FEET TO A LINE 90.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY EASEMENT LINE OF A 210.00 FEET WIDE ELECTRIC EASEMENT ACCORDING TO DOCKET 12164, PAGE 425, RECORDS OF COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 30 MINUTES 08 SECONDS WEST, ALONG SAID SOUTHERLY EASEMENT LINE, A DISTANCE OF 632.14 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 7;

THENCE SOUTH 00 DEGREES 48 MINUTES 24 SECONDS EAST, A DISTANCE OF 631.26 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ONE-HALF OF THE OIL AND GAS RIGHTS IN AND UNDER THE LAND DESCRIBED HEREIN AS RESERVED IN DEED RECORDED IN BOOK 362 OF DEEDS, PAGE 325, RECORD OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

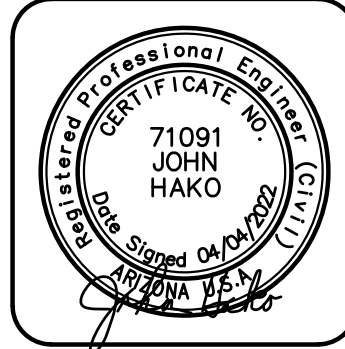
ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER	P	PAVEMENT
B/C	BACK OF CURB	PAE	PUBLIC ACCESS EASEMENT
BOT	BOTTOM	PDE	PUBLIC DRAINAGE EASEMENT
BRW	BOTTOM OF RETAINING WALL	R	PROPERTY LINE
BVC	BEGINNING OF VERTICAL CURVE	POB	POINT OF BEGINNING
C	CONCRETE	POC	POINT OF COMMENCEMENT
C	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
C	CUBIC FEET	PUFE	PUBLIC UTILITY FACILITIES EASEMENT
C&G	CURB & GUTTER	PVI	POINT OF VERTICAL INTERSECTION
CY	CUBIC YARD	PVMT	PAVEMENT
DE	DRAINAGE EASEMENT	PVC	PAVEMENT/CONCRETE
DW	DRYWELL	RCW	RECLAIMED WATER
EA	EACH	R/W	RIGHT OF WAY
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
ESMT	EASEMENT	SS	SANITARY SEWER
EVC	END OF VERTICAL CURVE	S/W	SIDEWALK
EX	EXISTING	STA	STATION
EXG	EXISTING GRADE	SY	SQUARE YARDS
F/C	FACE OF CURB	TC	TOP OF CURB
FF	FINISH FLOOR	TEL	TELEPHONE
FG	FINISH GRADE	TF	TOP OF FOOTING
FL	FLOWLINE	THR	TOP OF HANDRAIL
FT/FT	FOOT PER FOOT	TPOB	TRUE POINT OF BEGINNING
FM	FORCE MAIN	TRW	TOP OF RETAINING WALL
G	GUTTER	TS	TRAFFIC SIGNAL
GB	GRADE BREAK	TW	TOP OF WALL
GR	GRATE	UCFO	UNDERGROUND FIBER OPTIC
HP	HIGH POINT	UGE	UNDERGROUND ELECTRIC
HW	HIGH WATER	UGT	UNDERGROUND TELEPHONE
IE	INVERT ELEVATION	UTS	UNDERGROUND TRAFFIC SIGNAL
IRR	IRRIGATION	VCP	VITRIFIED CLAY PIPE
LF	LINEAR FEET	VG	VALLEY GUTTER
LIE	LANDSCAPE IRRIGATION EASEMENT	VNAE	VEHICULAR NON-ACCESS EASEMENT
LP	LOW POINT	VOL	VOLUME
MCR	MARICOPA COUNTY RECORDER	VP	VOLUME PROVIDED
ML	MATCH LINE	VR	VOLUME REQUIRED
M	MONUMENT LINE	W	WATER
MUTE	MULTI USE TRAIL EASEMENT	WLE	WATER LINE EASEMENT
NTS	NOT TO SCALE	WTP	WATER TREATMENT PLANT
OHE	OVERHEAD ELECTRIC	WWTP	WASTEWATER TREATMENT PLANT

NO.	DATE	REVISION	BY

DESIGN BY: RL
DRAWN BY: WM
CHECKED BY: SM

CIVIL AND SURVEY
HUNTER ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



CONCEPTUAL COVER SHEET
FOR
POWER ROAD LOGISTICS
3309 S. POWER RD.
MESA, ARIZONA

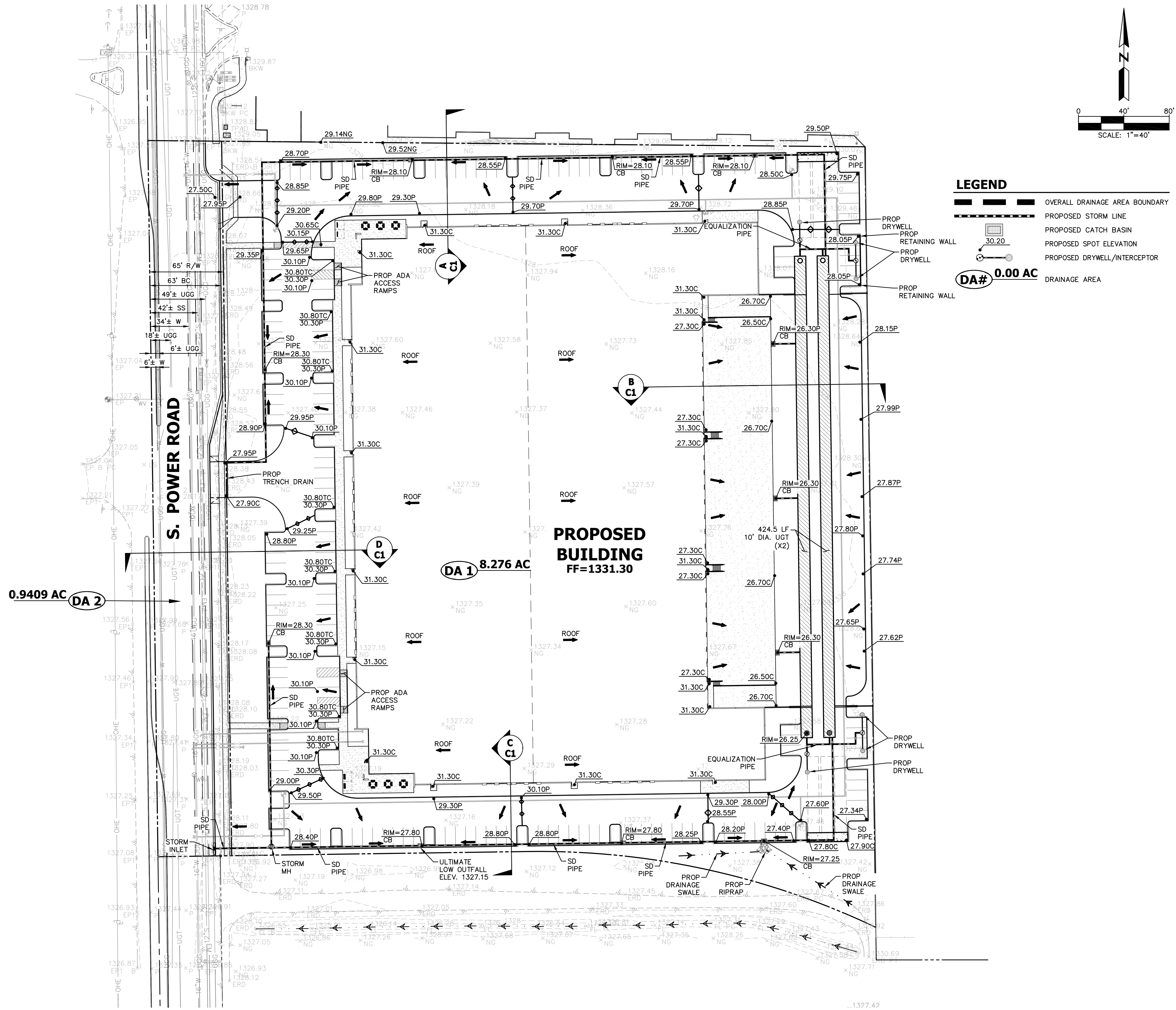
CONTACT ARIZONA.BIT AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONA811
CALL 811 OR VISIT ARIZONA811.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
POWER ROAD LOGISTICS

HE NO.: PHEL001
SCALE: N.T.S.

SHEET:
C1



NO.	DATE	REVISION	BY

DESIGN BY: RL
DRAWN BY: WM
CHECKED BY: SH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



**CONCEPTUAL GRADING & DRAINAGE
PLAN FOR
POWER ROAD LOGISTICS
3309 S. POWER RD.
MESA, ARIZONA**

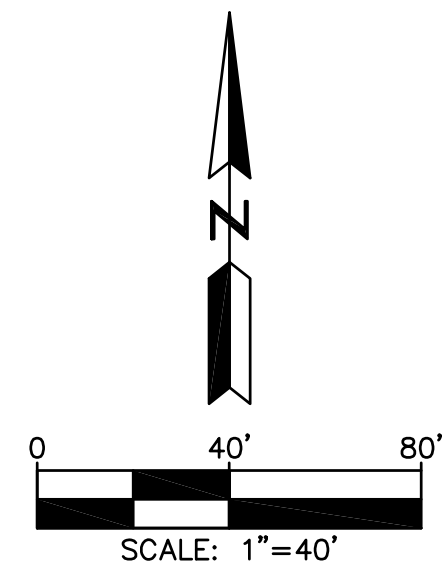
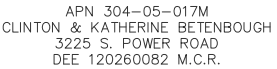
CONTACT ARIZONA.BIT AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION.
AR ZONA811
CALL 811 OR VISIT ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

**PROJECT NAME:
POWER
ROAD
LOGISTICS**

HE NO.: PHEL001
SCALE: 1"=40'

SHEET:
C2



NO.	DATE	REVISION	BY

PURPOSE:
CONCEPTUAL SUBMITTAL

DESIGN BY: RL
DRAWN BY: WM
CHECKED BY: JH

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480.991.3985
F 480.991.3986



**CONCEPTUAL UTILITY PLAN
FOR
POWER ROAD LOGISTICS
3309 S. POWER RD.
MESA, ARIZONA**

CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA811
BLUE STAKE, INC.
CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

**PROJECT NAME:
POWER
ROAD
LOGISTICS**

HE NO.: PHEL001
SCALE: 1"=40'

SHEET:
C3