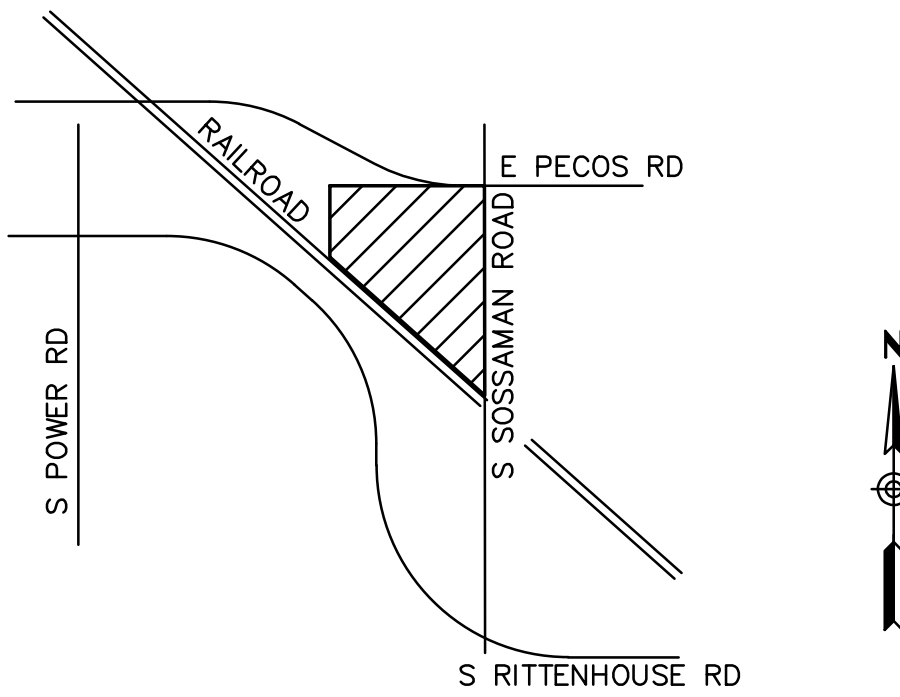


CONCEPTUAL GRADING, DRAINAGE AND UTILITY PLAN FOR GATEWAY COMMERCE CENTER II S SOSSAMAN ROAD AND E PECOS ROAD MESA, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH,
RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

APN

304-61-023N
304-61-023P

SITE ACREAGE

GROSS SITE AREA = ±26.98 AC

BENCHMARK

CITY OF MESA BENCHMARK: BRASS TAG LOCATED AT THE
NORTHWEST CORNER INTERSECTION OF SOSSAMAN &
GERMANN ON BRIDGE. ELEV.=1356.84 (NAVD 88)

RETENTION CALCULATIONS

ON-SITE AREA: 26.83 AC
OFF-SITE AREA: 2.44 AC
RETENTION REQUIRED:
ONSITE:
 $VR=(C)*(P/12)*(A)$, $P=2.20$ (100YR-2HR EVENT)
 $VR=(0.90)*(2.20/12)*(26.83)*(43,560)+(2.20/12)*2.44$
 $*(0.95) = 211,349$ CF
TOTAL REQUIRED = 211,349 CF

OWNER

WETTA VENTURES

3401 EAST CAMELBACK ROAD, #957
PHOENIX, ARIZONA 85016
CONTACT: PAUL SALINA
PHONE: (480) 290-1502
EMAIL: PS@WETTAVENTURES.COM

ARCHITECT

DEUTSCH ARCHITECTURE GROUP

4600 E INDIAN SCHOOL ROAD
PHOENIX, ARIZONA 85018
PHONE: (602) 840-2929

CIVIL ENGINEER

HUNTER ENGINEERING, INC.

10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
CONTACT: JEFF HUNTER, PE
PHONE: (480) 991-3985
EMAIL: JHUNTER@HUNTERENGINEERINGPC.COM

BASIS OF BEARING

N 00°44'53"W E LINE OF SE 1/4 SEC 6,
TOWNSHIP 3 SOUTH, RANGE 7 EAST

FEMA CLASSIFICATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013) DESIGNATES THIS SITE AS LOCATED WITHIN FLOOD HAZARD ZONE X. FLOOD ZONE X IS DEFINED BY F.E.M.A. 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 AREA LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".

LEGAL DESCRIPTION

PARCEL NO. 1:
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 00° 44' 53" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 775.76 FEET;

THENCE NORTH 89° 16' 22" WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 65.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOSSAMAN ROAD, ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89° 16' 22" WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 898.36 FEET, TO A LINE 355.01 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 00° 44' 29" EAST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 630.21 FEET;
THENCE SOUTH 89° 16' 22" EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 898.43 FEET, TO THE WEST RIGHT OF WAY LINE OF SOSSAMAN ROAD;
THENCE NORTH 00° 44' 53" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 630.21 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL COAL, OIL, GAS, MINERALS, URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECUILIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN DEED RECORDED IN DOCUMENT NO. 84-0553306, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 1:
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6;
THENCE SOUTH 00° 44' 53" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 775.76 FEET;
THENCE NORTH 89° 16' 22" WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 65.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOSSAMAN ROAD, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 16' 22" WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 898.36 FEET, TO A LINE 355.01 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6;
THENCE SOUTH 00° 44' 29" EAST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 630.21 FEET;
THENCE SOUTH 89° 16' 22" EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 898.43 FEET, TO THE WEST RIGHT OF WAY LINE OF SOSSAMAN ROAD;
THENCE NORTH 00° 44' 53" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 630.21 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL COAL, OIL, GAS, MINERALS, URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECUILIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN DEED RECORDED IN DOCUMENT NO. 84-0553306, RECORDS OF MARICOPA COUNTY, ARIZONA.

THENCE CONTINUING NORTH 89° 16' 22" WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 207.57 FEET, TO A LINE 147.51 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 00° 44' 29" EAST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 695.58 FEET, TO THE INTERSECTION OF A LINE 20.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF 'RITTENHOUSE ROAD DRAIN' ACCORDING TO DOCUMENT NO. 2001-1035560, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 53° 37' 34" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1374.09 FEET TO THE WEST LINE OF THE EAST 75.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 6;
THENCE NORTH 00° 44' 53" WEST ALONG SAID WEST LINE, A DISTANCE OF 203.66 FEET;

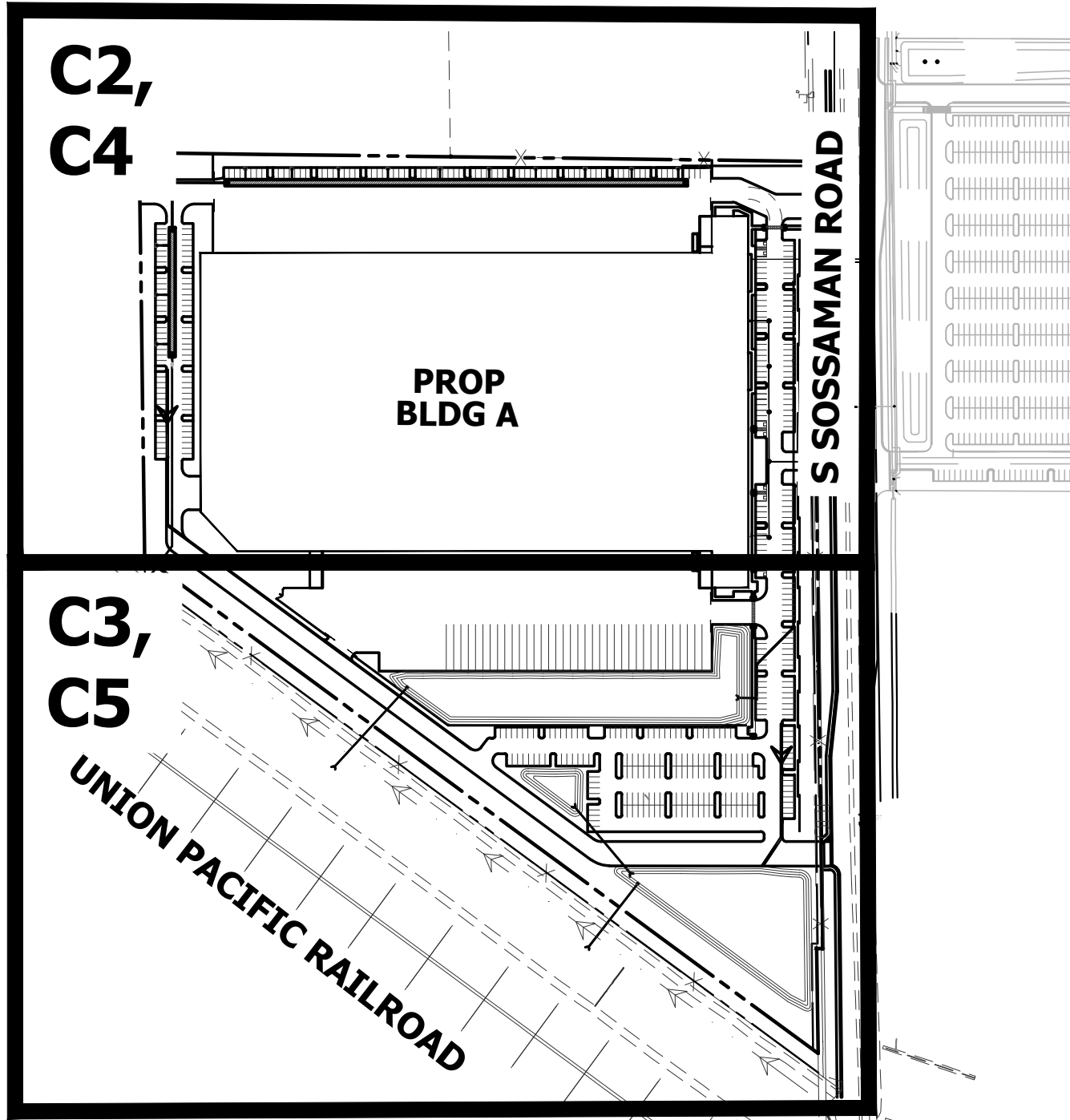
THENCE NORTH 89° 15' 07" EAST, A DISTANCE OF 10.00 FEET TO THE WEST LINE OF THE EAST 65.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE NORTH 00° 44' 53" WEST ALONG SAID WEST LINE, A DISTANCE OF 662.51 FEET;
THENCE NORTH 89° 16' 22" WEST ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 898.43 FEET TO A LINE 355.01 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6;

THENCE NORTH 00° 44' 29" WEST, A DISTANCE OF 630.21 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT BY ORDER OF IMMEDIATE POSSESSION, CV2003-010871, A CERTIFIED COPY OF WHICH WAS RECORDED IN DOCUMENT NO. 2003-1037105, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ALL COAL, OIL, GAS, MINERALS, URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECUILIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN DEED RECORDED IN DOCUMENT NO. 84-0553306, RECORDS OF MARICOPA COUNTY, ARIZONA.



KEY MAP

SHEET INDEX

COVER SHEET.	.C1
CONCEPTUAL GRADING AND DRAINAGE PLAN.	.C2-C3
CONCEPTUAL UTILITY PLAN.	.C4-C5
TYPICAL SECTIONS.	.C-6

EXISTING LEGEND

RIGHT OF WAY	---
PROPERTY LINE	---
CENTERLINE	---
EASEMENT LINE	---
WATER LINE	--8" ACP W--
WATER LINE	--16" ACP W--
SANITARY SEWER LINE	--6" VCP SS--
SPOT ELEVATION	+ P
FIRE HYDRANT	⊙
WATER VALVE	⊗
IRRIGATION CONTROL VALVE	⊗
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊙
SIGN	⊕
LIGHT POLE	⊕
ELECTRICAL RISER	⊕
ELECTRICAL CABINET	CAB

PROPOSED LEGEND

DIRECTION OF SLOPE	←
SEWER LINE	SS
WATER LINE	W
FIRE LINE	FIRE
EASEMENT	---
SAWCUT	---
GRADE BREAK	---
CATCH BASIN	⊕
DRYWELL	⊕
SPOT ELEVATION	90.50P
SECTION CALLOUT	1/2
FLOW LINE	→
BACKFLOW PREVENTOR	⊕
TAPPING SLEEVE & VALVE	⊕
SANITARY SEWER CLEANOUT	⊕
STORMDRAIN	⊕
HEADWALL	⊕

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	G	GUTTER
AC	ASPHALTIC CEMENT	HDWL	HEADWALL
BC	BACK OF CURB	HW	HIGH WATER
BFP	BACKFLOW PREVENTOR	NTS	NOT TO SCALE
BOT	BOTTOM	P	PAVEMENT
CB	CATCH BASIN	PUE	PUBLIC UTILITY EASEMENT
CF	CUBIC FEET	R/W	RIGHT OF WAY
CL	CENTERLINE	SD	STORM DRAIN
CO	CURB OPENING	SS	SANITARY SEWER
DNL	DAY-NIGHT SOUND LEVEL (LUKE AFB)	SSMH	SANITARY SEWER MANHOLE
DW	DRYWELL	S/W	SIDEWALK
ESMT	EASEMENT	TC	TOP OF CURB
EX	EXISTING	UG	UNDERGROUND RETENTION PIPE
FC	FACE OF CURB	UGE	UNDERGROUND ELECTRICAL
FF	FINISH FLOOR	VCP	VITRIFIED CLAY PIPE
FG	FINISH GRADE	VP	VOLUME PROVIDED
FH	FIRE HYDRANT	VR	VOLUME REQUIRED
FL	FLOW LINE	W	WATER

NO.	DATE	REVISION	BY

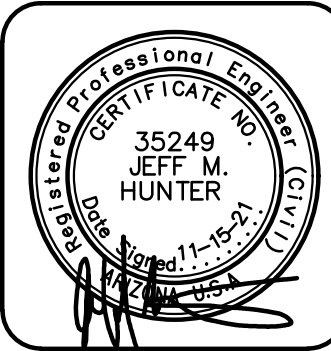
PURPOSE:
DESIGN REVIEW

DESIGN BY: DK
DRAWN BY: DK
CHECKED BY: JH

CIVIL AND SURVEY

HUNTER
ENGINEERING

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



CONCEPT GRADING DRAINAGE PLANS FOR GATEWAY COMMERCE CENTER II PECOS AND SOSSAMAN MESA, ARIZONA



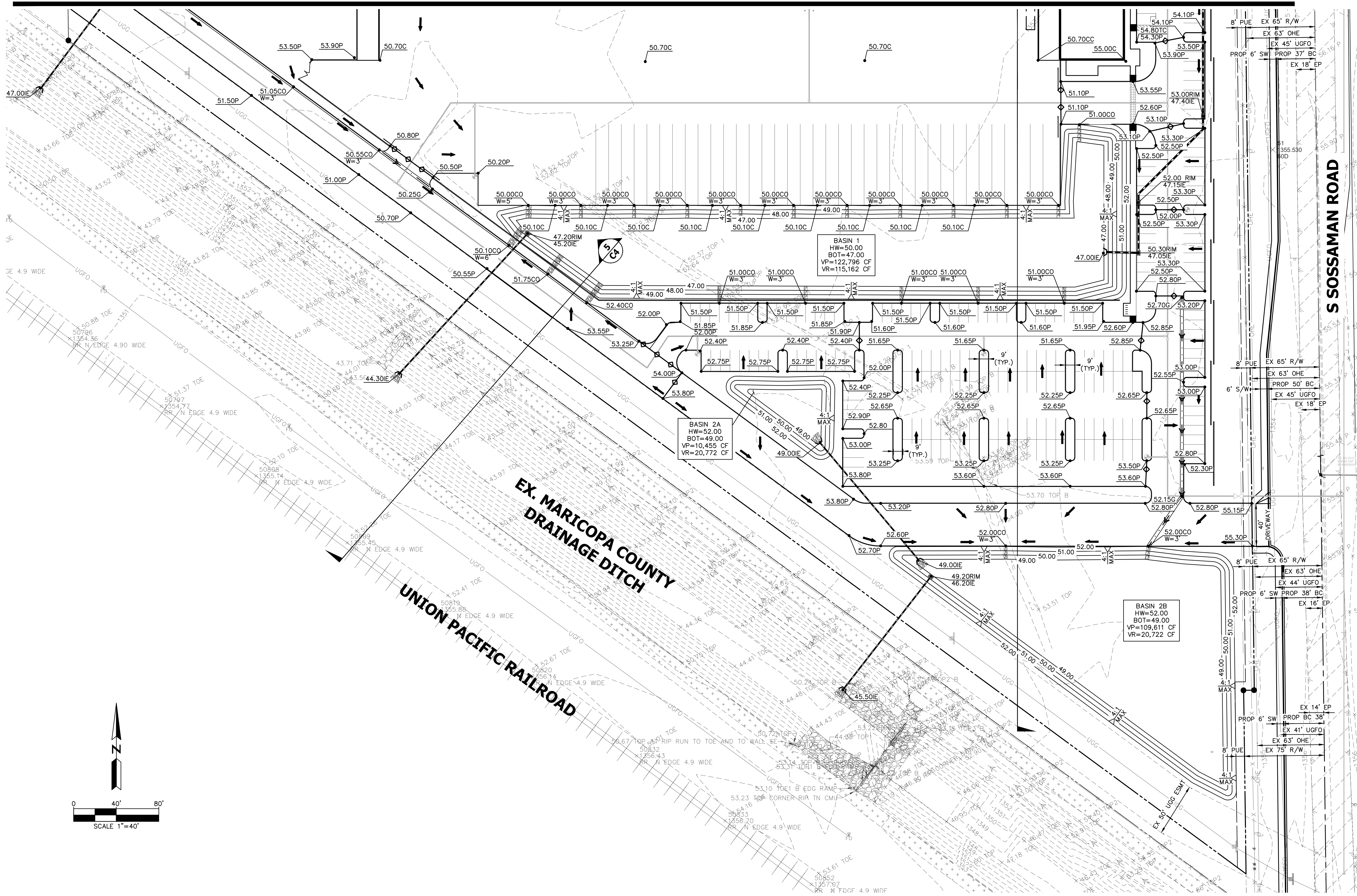
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
GATEWAY
COMMERCE
CENTER II

HE NO.: WETT003
SCALE: NA

SHEET:
C1

SEE SHEET C2
MATCH LINE



NO.	DATE	REVISION	BY

DESIGN BY: DK
DRAWN BY: DK
CHECKED BY: JH

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



**CONCEPTUAL GRADING AND DRAINAGE
FOR
GATEWAY COMMERCE CENTER II
PECOS AND SOSSAMAN
MESA, ARIZONA**

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

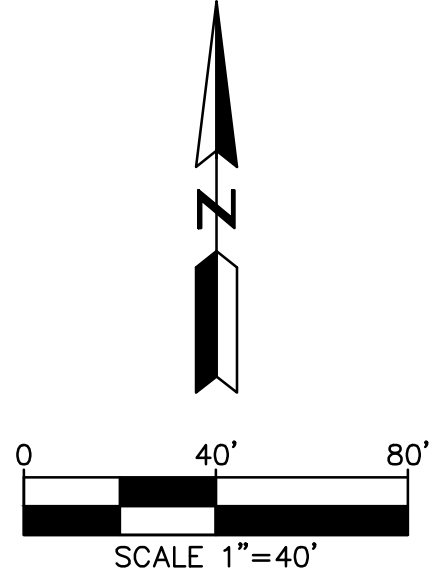
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FROM THE GOVERNING
MUNICIPALITY.

**PROJECT NAME:
GATEWAY
COMMERCE
CENTER II**

HE NO.: WETT003
SCALE: 1"=40'

SHEET:
C3

**SEE SHEET C4
MATCH LINE**



DESIGN BY: DK
DRAWN BY: DK
CHECKED BY: JH

HUNTER
ENGINEERING

HUNTER
ENGINEERING

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



CONCEPTUAL UTILITY PLANS FOR GATEWAY COMMERCE CENTER II PECOS AND SOSSAMAN 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

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MUNICIPALITY.

**PROJECT NAME:
GATEWAY
COMMERCE
CENTER II**

THE NO.: WETT003
SCALE: 1"=40'

SHEET:
C5

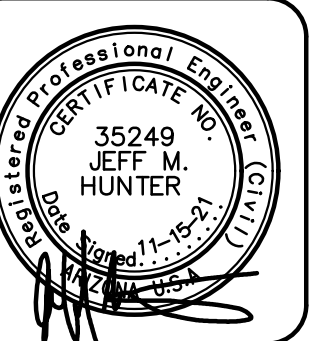


NO.	DATE	REVISION	DI

DESIGN REVIEW

HUNTER ENGINEERING CIVIL AND SURVEY

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



**TYPICAL SECTIONS
FOR
GATEWAY COMMERCE CENTER II
PECOS AND SOSSAMAN
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

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MUNICIPALITY.

PROJECT NAME:
GATEWAY
COMMERCE
CENTER II

E NO.: WETT003
SCALE: NA

SHEET:
C6