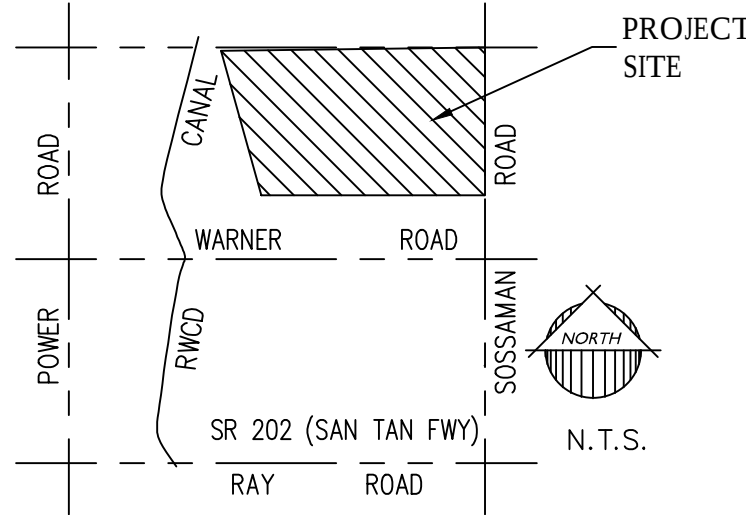


Approved by the Planning and Zoning Board
November 17, 2021

PRELIMINARY PLAT FOR HUB @ 202

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



SEC. 18
T1 S., R.7 E.

VICINITY MAP

PROJECT TEAM

OWNER:	ARCHITECT:
DESERT WILLOW INDUSTRIAL PARTNERS, LLC 4950 S. YOSEMITE ST., F2 #393 GREENWOOD VILLAGE, CO 80111 PHONE: (949) 933-4447 CONTACT: MITCH KRALIS EMAIL: mkralis@madisonventuresplus.com	WARE MALCOMB 2777 E. CAMELBACK RD., STE. 325 PHOENIX, AZ 85016 PHONE: (480) 767-1001 CONTACT: BRIAN SANDSTROM EMAIL: bsandstrom@waremalcomb.com
CIVIL ENGINEER:	LANDSCAPE ARCHITECT:
EPS GROUP, INC. 1130 N. ALMA SCHOOL ROAD, STE. 120 MESA, AZ 85201 PHONE: (480) 503-2250 CONTACT: DANIEL AUXIER, PE EMAIL: dan.auxier@epsgruopinc.com	EPS GROUP, INC. 1130 N. ALMA SCHOOL ROAD, STE. 120 MESA, AZ 85201 PHONE: (480) 503-2250 CONTACT: VALERIA BRAVO, RLA EMAIL: valeria.bravo@epsgruopinc.com

PROJECT DATA
A.P.N.: 304-17-014K CURRENT LAND USE: AGRICULTURAL EXISTING GENERAL PLAN: MIXED USE ACTIVITY / EMPLOYMENT EXISTING ZONING: AG
GROSS AREA: ± 100.82 ACRES NET AREA: ± 95.58 ACRES

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	235,787	5.41
2	264,212	6.07
3	300,879	6.91
4	334,561	7.68
5	244,266	5.61
6	238,722	5.48
7	260,435	5.98
8	382,977	8.79
9	556,251	12.77
10	545,302	12.52
11	799,698	18.36
TOTAL	4,163,090	95.58

FLOOD ZONE INFORMATION
THIS PROJECT IS LOCATED WITHIN ZONE X OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP #04013C2760L, DATED OCT. 16 2013. 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.

BASIS OF BEARING
THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SAID LINE BEARING NORTH 00°39'30" WEST

BENCHMARK
BRASS TAG ON THE TOP OF CURB AT THE NORTHEAST CORNER OF POWER ROAD AND WARNER ROAD. ELEVATION = 1321.87 CITY OF MESA NAVD88 DATUM

- GENERAL NOTES**
- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
 - LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
 - ALL ROADS WILL BE CONSTRUCTED TO CITY OF MESA MINIMUM STANDARDS AS MODIFIED HEREIN.
 - THE OWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE.
 - THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
 - DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING PLAN.

UTILITIES AND 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

FLOOD CONTROL CANAL

APN 304-17-014F
FLOOD CONTROL DISTRICT
OF MARICOPA COUNTY
DRAINAGE CHANNEL

FLOOD CONTROL CANAL

APN 304-30-013B
ALI ADVISOR INC
DRAINAGE CHANNEL

APN 304-17-014M
B&K LAND & INV CO
AGRICULTURAL

APN 304-17-014L
B&K LAND & INV CO
AGRICULTURAL

APN 304-30-010C
BREEN CHILDREN 2012
IRREVOCABLE TRUST III
VACANT

LOT 11
799,698 SF
18.36 AC

LOT 10
545,302 SF
12.52 AC

LOT 9
556,252 SF
12.77 AC

80 0 80 160
scale: 1" = 80' feet

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgruopinc.com

Project:

HUB @ 202
Northwest Corner of Warner Rd & Sossaman Rd
Mesa, Arizona

Revisions:

Call at least two full working days before you begin construction.

Small Print: This is not a legal document. It is for informational purposes only. It does not constitute an offer of insurance or any other financial product. For more information, please contact your agent or the company directly.
In Maricopa County: (602) 963-1100

Designer: EPS
Drawn by: CC

Job No.
21-0710

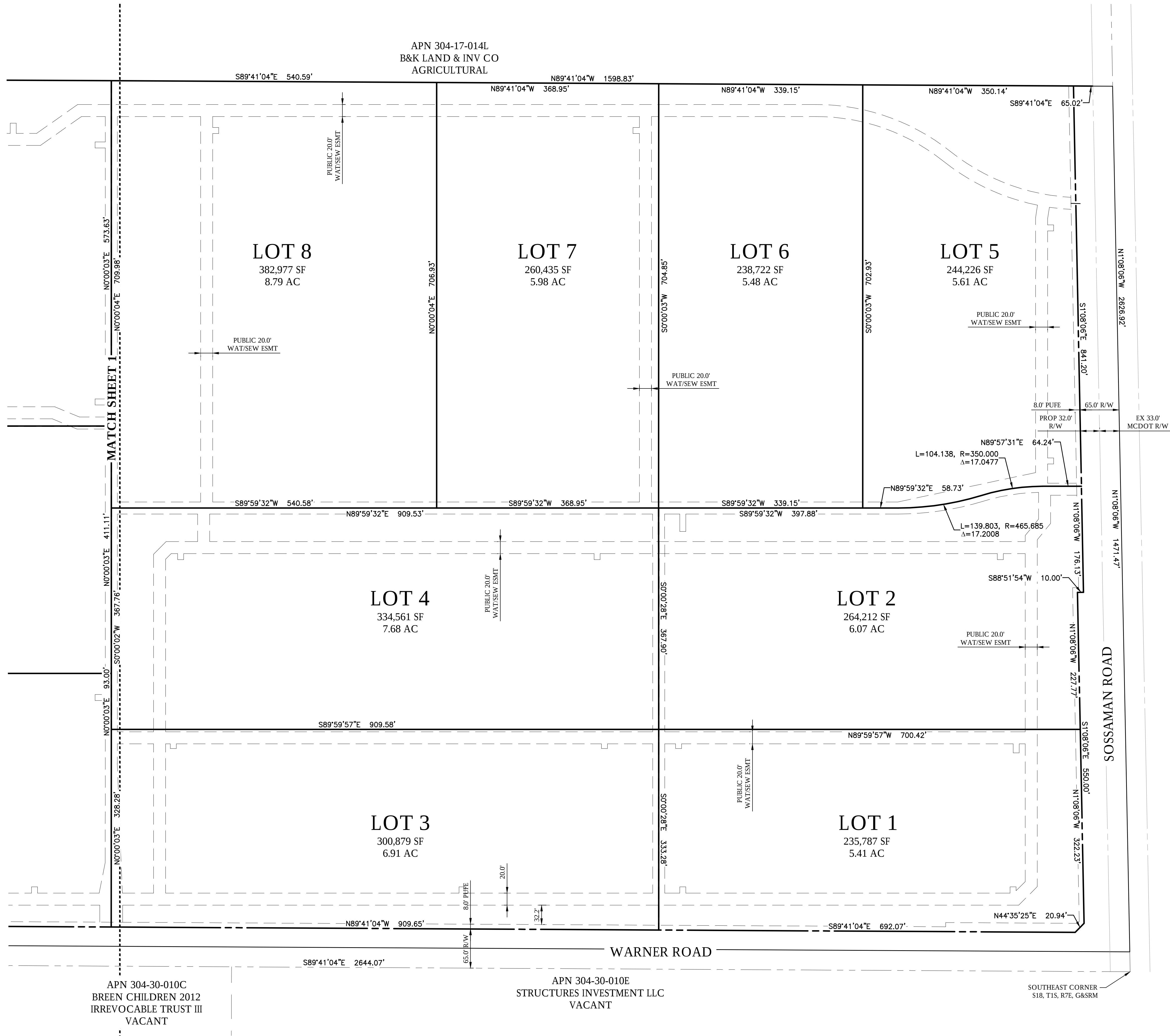
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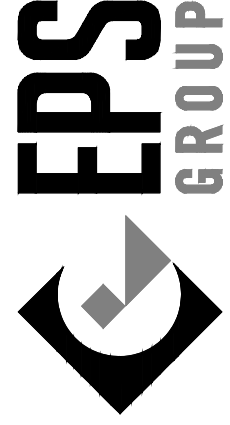
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ccook





1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project:

HUB @ 202
Northwest Corner of Warner Rd & Sossaman Rd
Mesa, Arizona

Preliminary Plat

Revisions:

No.	Description	Date

Call at least two full working days before you begin occupation.

ARIZONA 800
800-875-8000
In Maricopa County: (602)263-1100

Designer: EPS
Drawn by: CC

Professional Engineer Seal
John R. Holman
59630
ARIZONA, U.S.A.

Job No.
21-0710

PP02

Sheet No.
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