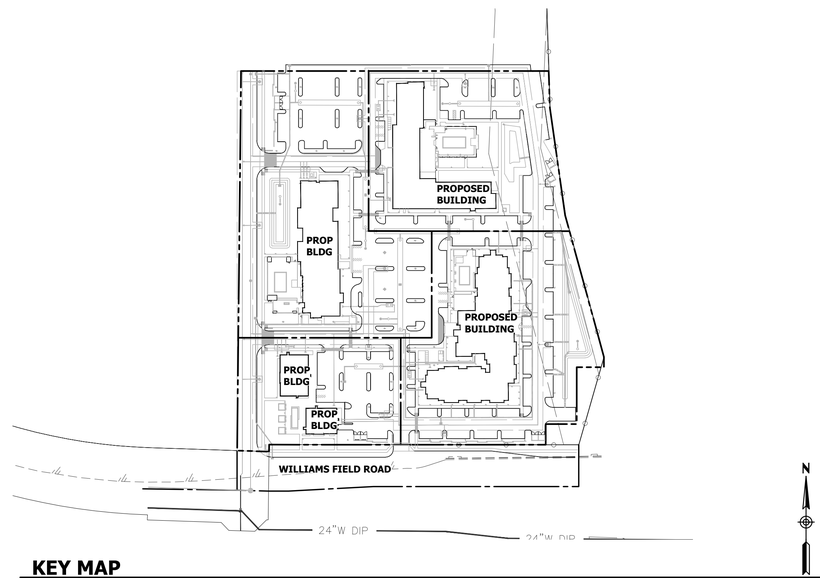
CONCEPTUAL GRADING DRAINAGE AND UTILITY PLAN
FOR
LEGACY GATEWAY HOTELS
NWC WILLIAMS FIELD ROAD AND GATEWAY FREEWAY
MESA, ARIZONA 85212

A PARCEL OF LAND LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OVERALL LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED L'V1THIN SECTION 27 AND THE NORTH HALF OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS TIHE WEST QUARTER CORNER OF SAID SECTION 27 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER THEREOF BEARS SOUTH 01°06'43" EAST, 2628.92 FEET;
THENCE NORTH 01°06'38" WEST, 237.95 FEET ALONG TIHE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE LEAV1NG SAID WEST LINE, NORTH 88°53'22" EAST, 50.00 FEET; THENCE SOUTH 01°06'38" EAST, 239.32 FEET ALONG A LINE WHICH IS 50.00 FEET EAST OF AND PARALLEL L'V1TH THE WEST LINE OF TIHE NORTHWEST QUARTER OF SAID SECTION 27 TO TIHE EAST-WEST MID-SECTION LINE OF SAID SECTION 27; THENCE SOUTH 89°32'36" EAST, 5.00 FEET ALONG SAID EAST-WEST MID-SECTION LINE;
THENCE LEAV1NG SAID EAST-WEST MID-SECTION LINE, SOUTH 01°06'43" EAST, 1381.59 FEET ALONG A LINE WHICH IS 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE LEAV1NG SAID PARALLEL LINE, SOUTH 89°32'36" EAST, 10.00 FEET; THENCE NORTH 01°06'43" WEST, 1381.59 FEET ALONG A LINE WHICH IS 65.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF TIHE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE LEAV1NG SAID PARALLEL LINE, NORTH 01°06'38" WEST, 239.73 FEET ALONG A LINE L'V1HICH IS 65.00 FEET EAST OF AND PARALLEL WITH TIHE WEST LINE OF TIHE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 06°01'56" EAST, 204.48 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SR 24 ACCORDING TO TIHE ORDER OF IMMEDIATE POSSESSION RECORDED IN DOCUMENT NO. 2019-0309832, MARICOPA COUNTY RECORDS, PROPOSED STATE ROUTE 24; THENCE TIHE FOLLOWING TWENTY (20) COURSES ALONG SAID SOUTHERLY RIGHT OF WAY LINE: THENCE NORTH 0019'18" EAST, 232.47 FEET; THENCE NORTH 45'59'43" EAST, 34.94 FEET; THENCE SOUTH 8819'52" EAST, 161.50 FEET; THENCE SOUTH 56°38'42" EAST, 321.57 FEET; THENCE SOUTH 47°48'20" EAST, 301.83 FEET; THENCE SOUTH 50°33'15" EAST, 510.34 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 27; THENCE SOUTH 50°33'15" EAST, 15.99 FEET; THENCE SOUTH 4610'19" EAST, 479.23 FEET; THENCE SOUTH 39°37'08" EAST, 892.96 FEET; THENCE SOUTH 35°04'05" EAST, 293.61 FEET; THENCE SOUTH 38°18'59" EAST, 708.27 FEET; THENCE SOUTH 32°54'14" EAST, 309.97 FEET; THENCE SOUTH 26°16'52" EAST, 433.05 FEET; THENCE SOUTH 31°25'27" EAST, 199.58 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 31°25'27" EAST, 4.83 FEET; THENCE SOUTH 37°52'05" EAST, 205.50 FEET; THENCE SOUTH 44°56'24" EAST, 284.05 FEET; THENCE SOUTH 13°35'22" EAST, 176.77 FEET; THENCE SOUTH 60°23'46" WEST, 599.40 FEET; THENCE SOUTH 28°54'47" EAST, 13.52 FEET TO TIHE NORTHERLY RIGHT OF WAY LINE OF WILLIAMS FIELD ROAD ACCORDING TO DOCUMENT NO. 2021-0967909, MARICOPA COUNTY RECORDS; THENCE THE FOLLOL'V1NG EIGHT (8) COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE: THENCE LEAV1NG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 6216'40" WEST, 231.05 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAV1NG A RADIUS OF 1090.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°00'04", AN ARC LENGTH OF 1274.63 FEET TO A TANGENT LINE; THENCE NORTH 50°43'16" WEST, 283.00 FEET TO TIHE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1220.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35·59'45", AN ARC LENGTH OF 766.46 FEET TO A NON- TANGENT LINE; THENCE NORTH 0316'59" EAST, 10.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAV1NG A RADIUS OF 1230.00 FEET, THE CENTER OF L'V1HICH BEARS SOUTH 0316'59" WEST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°37'56", AN ARC LENGTH OF 99.44 FEET TO A TANGENT LINE; THENCE SOUTH 88°39'03" WEST, 460.56 FEET; THENCE NORTH 4615'28" WEST, 7.06 FEET; THENCE LEAV1NG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 01°09'59" WEST, 400.11 FEET ALONG A LINE WHICH IS 65.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 TO TIHE NORTH LINE OF THE NORTHWEST OF SAID SECTION 34; THENCE NORTH 89°32'15" WEST, 65.03 FEET ALONG SAID NORTH LINE TO TIHE NORTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 01°06'43" WEST, 2628.92 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING. EXCEPT: COMMENCING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 27 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER THEREOF BEARS SOUTH 01°06'43" EAST, 2628.92 FEET; THENCE SOUTH 89°32'36" EAST, 115.04 FEET ALONG THE EAST-WEST MID-SECTION LINE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST-WEST MID-SECTION LINE, SOUTH 89°32'36" EAST, 300.03 FEET; THENCE LEAV1NG SAID EAST-WEST MID-SECTION LINE SOUTH 01°06'43" EAST, 300.15 FEET; THENCE NORTH 89°32'39" WEST, 300.03 FEET; THENCE NORTH 01°06'43" WEST, 300.16 FEET ALONG A LINE L'V1HICH IS 115.00 FEET EAST OF AND PARALLEL L'V1TH THE WEST LINE OF TIHE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING.



KEY MAP

SHEET INDEX

	CIVIL SHEET
COVER SHEET	C1
CONCEPTUAL GRADING AND DRAINAGE PLANS	C2
CONCEPTUAL UTILITY PLANS	C3

EXISTING LEGEND

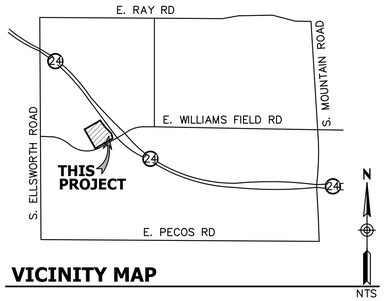
RIGHT OF WAY
PROPERTY LINE
CENTERLINE
EASEMENT LINE
WATER LINE — 8" ACP W
WATER LINE — 16" ACP W
SANITARY SEWER LINE — 6" VCP SS
SPOT ELEVATION — 1349.16 P
FIRE HYDRANT
WATER VALVE
IRRIGATION CONTROL VALVE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
SIGN
LIGHT POLE
ELECTRICAL RISER — E
ELECTRICAL 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 / C2
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
	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
F/C	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



VICINITY MAP

OWNER
THARALDSON HOSPITALITY
4255 DEAN MARTIN DRIVE, SUITE J
LAS VEGAS, NEVADA 89103
CONTACT: DON CAPE
PHONE:(702) 385-4988
EMAIL: DCAPE@DIVERSIFIEDGRP.COM

ARCHITECT
DESIGN CELL
1785 VILLAGE CENTER CIRCLE, #100
LAS VEGAS, NEVADA 89134
CONTACT: KASTIS CECHAVICIUS
PHONE: (702) 403-1575
EMAIL: KASTIS@DESIGN-CELL.COM

CIVIL ENGINEER
HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
CONTACT: LARRY TALBOTT, PE
PHONE: (480) 991-3985
EMAIL: LTALBOTT@HUNTERENGINEERINGPC.COM

APN
313-25-859W

SITE ACREAGE
TOTAL AREA = 10.73 ACRES

EXISTING ZONING: IND-2

BASIS OF BEARING
BASIS OF BEARING IS S00°41'42"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK
BENCHMARK IS A FOUND CONCRETE NAIL W/ TAG, STAMPED "COM BM", LOCATED AT THE NORTHEAST CORNER OF SIGNAL BUTTE ROAD & WARNER ROAD.
CITY OF MESA BENCHMARK
ELEVATION: 1453.68'
DATUM: NAVD88

RETENTION CALCULATIONS
ONSITE AREA: 10.67± AC
OFFSITE AREA: 1.25± AC

RETENTION REQUIRED (100YR-2HR EVENT):
VR=(C)*(P/12)*(A) P=2.2
VR=(0.90)*(2.2/12)*(10.67)*(43,560) = 76,690 CU.FT.
VR=(0.95)*(2.2/12)*(1.25)*(43,560) = 9,483 CU.FT.

TOTAL REQUIRED = 86,173 CU.FT.

RETENTION PROVIDED:
BASIN 1 . . . . . 10,064 CU.FT.
BASIN 2 . . . . . 2,108 CU.FT.
BASIN 3 . . . . . 18,265 CU.FT.
775' 10' UG RETENTION . . . . . 60,868 CU.FT.
TOTAL PROVIDED . . . . . 86,387 CU.FT.

RETENTION TOTALS:
TOTAL PROVIDED . . . . . 86,387 CU.FT.
TOTAL REQUIRED . . . . . 86,173 CU.FT.
TOTAL PROVIDED . . . . . 214 CU.FT.

NO.	DATE	REVISION	BY

PURPOSE: 2ND CONCEPTUAL SUBMITTAL

DESIGN BY: CA
DRAWN BY: DC
CHECKED BY: LT

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

Registered Professional Engineer (Civil) CERTIFICATE NO. 42104 LARRY M. TALBOTT Date Signed 10/10/22 ARIZONA U.S.A.

COVER SHEET FOR LEGACY GATEWAY HOTELS NWC WILLIAMS FIELD AND GATEWAY MESA, ARIZONA

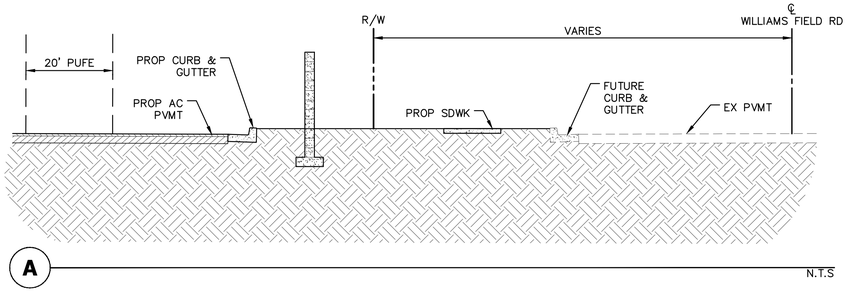
CONTACT ARIZONA 811 AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA811 BLUE STAKE, INC.
CALL 811 OR CLICK ARIZONA811.COM

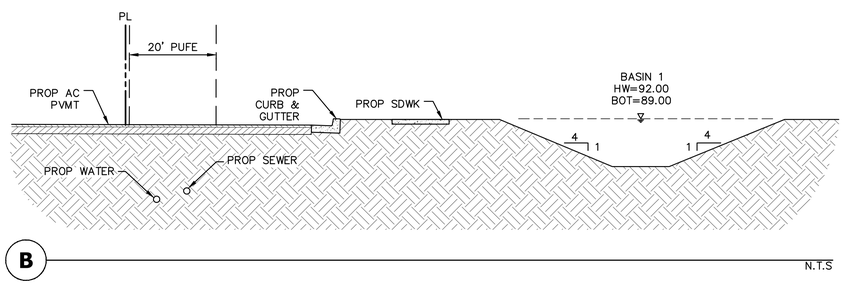
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

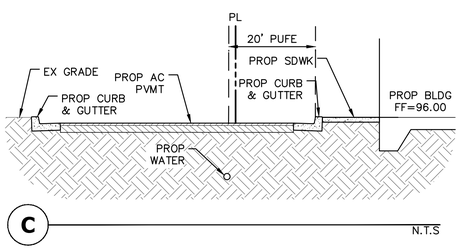
PROJECT NAME: LEGACY SPORTS PARK HOTEL

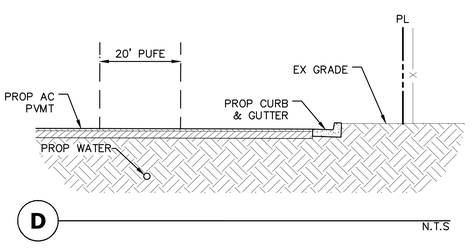
HE NO.: THAR003
SCALE: NTS

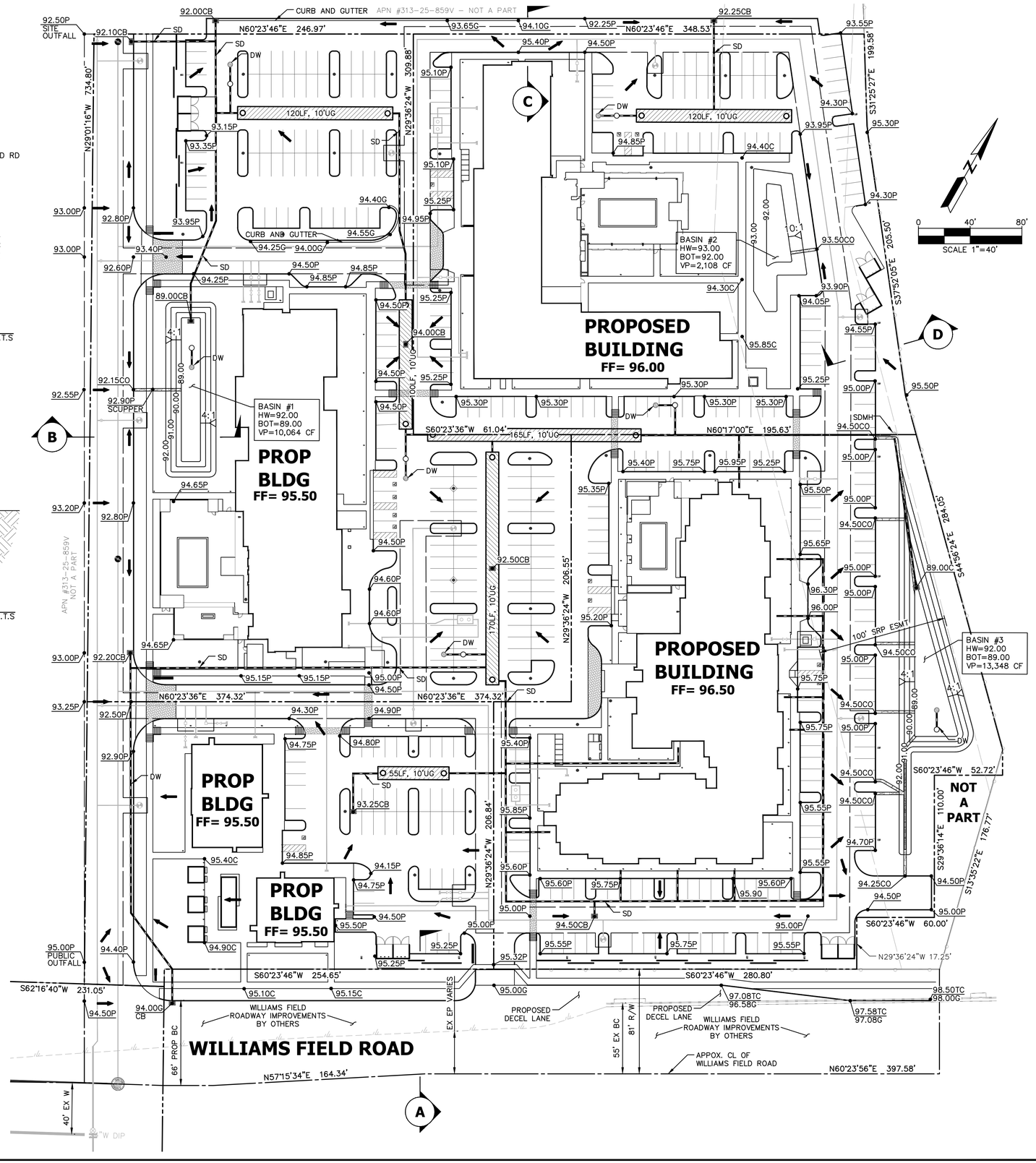
SHEET: C1











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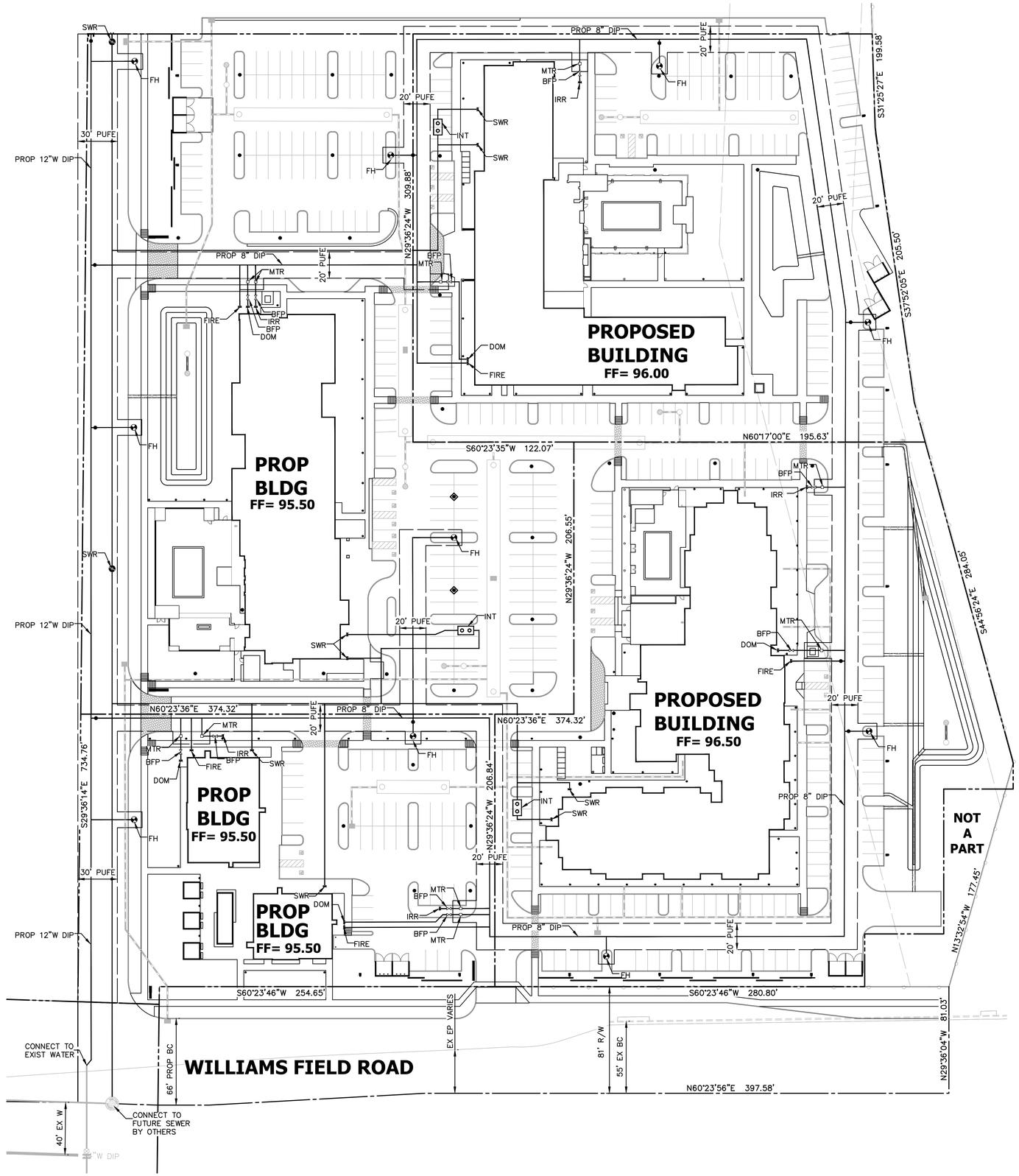
PROJECT NAME: LEGACY SPORTS PARK HOTEL

HE NO.: THAR003
SCALE: 1"=40'

SHEET: C2



UTILITY NOTE

UTILITY SERVICES AND EASEMENTS SHOWN ARE PRELIMINARY AND MAY BE RELOCATED WITH FINAL BUILDING AND SITE DESIGN.

NO.	DATE	REVISION	BY

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HE NO.: THAR003
SCALE: 1"=40'

SHEET: C3