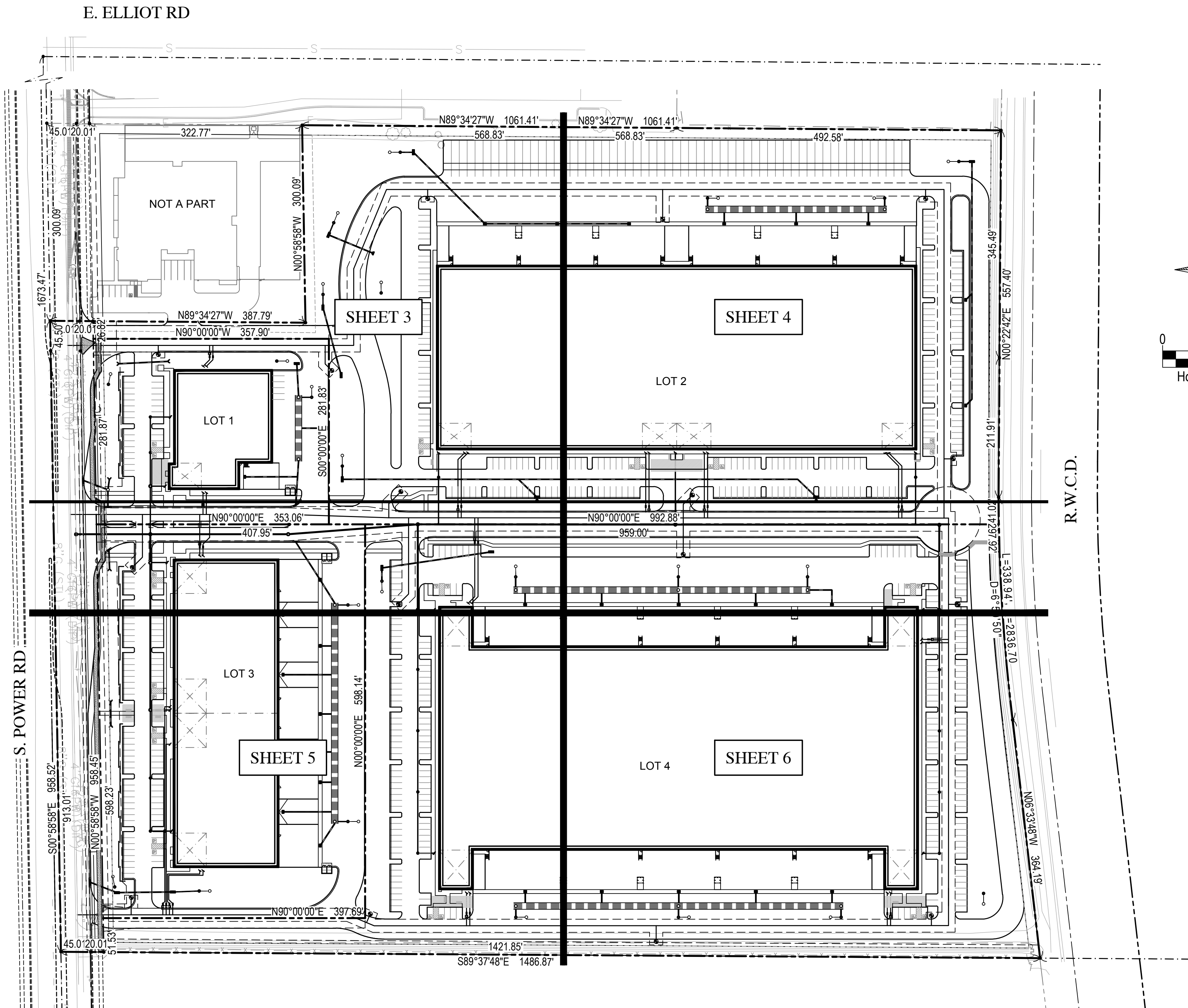


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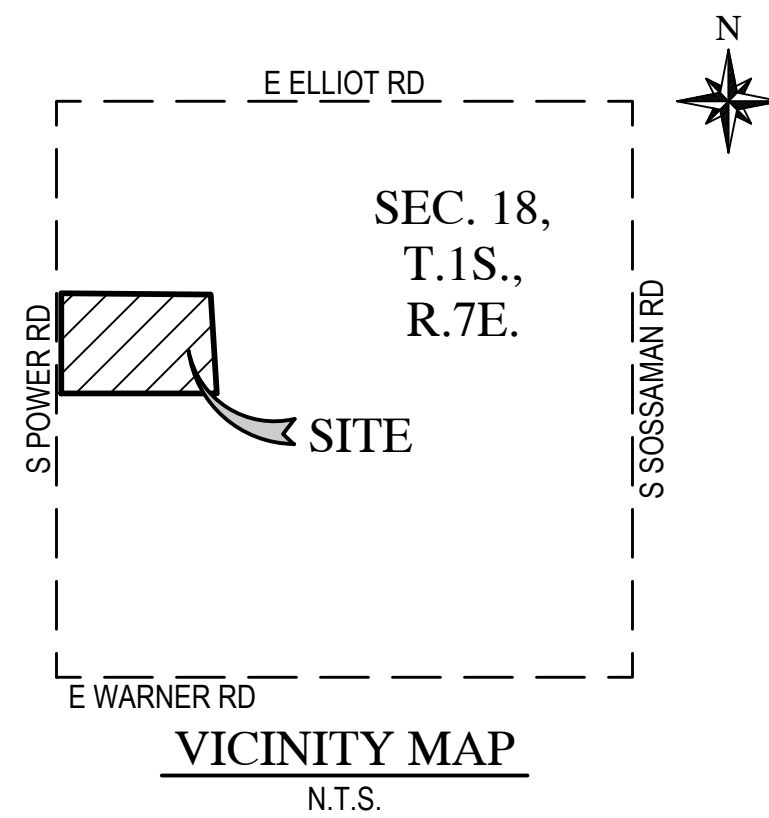
- ALL ONSITE ROADWAYS ARE TO BE PRIVATE. POWER ROAD IMPROVEMENTS TO BE PUBLIC.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- FIRE LANES AND HYDRANTS TO MEET CITY OF MESA REQUIREMENTS.
- PROPOSED WATER ON FALCON FIELD ZONE.
- RETENTION WILL BE PROVIDED BY PROPOSED SURFACE BASIN AND UNDERGROUND STORAGE TANKS.
- THE CITY OF MESA SHALL NOT BE RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.

POWER 42				
LAND USE SUMMARY TABLE				
EXISTING ZONING	LI-PAD & GI-PAD			
PROPOSED ZONING	LI-PAD (ZON20-00872)			
TOTAL NUMBER OF LOTS	4			
TOTAL GROSS AREA	1,706,603	SQ.FT.	39.18	AC
TOTAL NET AREA	1,644,301	SQ. FT.	37.75	AC
TOTAL R/W DEDICATION	62,302	SQ.FT.	1.43	AC
LOT 1 NET AREA	100,184	SQ.FT.	2.30	AC
LOT 1 R/W DEDICATION	18,322	SQ.FT.	0.42	AC
LOT 2 NET AREA	634,034	SQ.FT.	14.56	AC
LOT 2 R/W DEDICATION	1,759	SQ.FT.	0.04	AC
LOT 3 NET AREA	240,943	SQ.FT.	5.53	AC
LOT 3 R/W DEDICATION	38,885	SQ.FT.	0.89	AC
LOT 4 NET AREA	669,140	SQ.FT.	15.36	AC
LOT 4 R/W DEDICATION	3,336	SQ.FT.	0.08	AC



POWER 42 BOUNDARY MAP / SHEET INDEX MAP

Approved by the Planning
and Zoning Board
April 28, 2021



OWNER / DEVELOPER

NORTHERN EQUITIES GROUP
39000 COUNTRY CLUB DRIVE
FARMINGTON HILLS, MI 48331
CONTACT: MATTHEW S. SOSIN
PHONE: (248) 848-6400
FAX: (248) 848-6700

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
CONTACT: DEREK C. NICHOLS, P.E.
PHONE: (602) 335-8500
FAX: (602) 335-8580

ARCHITECT

WARE MALCOMB
2777 EAST CAMELBACK ROAD, SUITE 325
PHOENIX, ARIZONA 85016
CONTACT: DOUGLAS GULLO
PHONE: (480) 767-1001

LANDSCAPE ARCHITECT

GILMORE PLANNING & LANDSCAPE ARCHITECTURE
2211 NORTH 7TH STREET
PHOENIX, ARIZONA 85006
CONTACT: JACK GILMORE
PHONE: (602) 266-5622

BENCHMARK

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON A NAIL WITH TAG ON IRRIGATION STRUCTURE, LOCATED ON THE EAST SIDE OF POWER ROAD BETWEEN WARNER ROAD AND ELLIOT ROAD, HAVING AN ELEVATION OF 1325.67', CITY OF MESA NAVD 88 DATUM.

PUBLIC UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SAL RIVER PROJECT
TELEPHONE	CENTURYLINK
NATURAL GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS

CIVIL SHEET INDEX

1 - COVER SHEET
2 - DETAIL SHEET
3-6 - SITE PLAN

TOTAL SHEETS - 6

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POWER 42

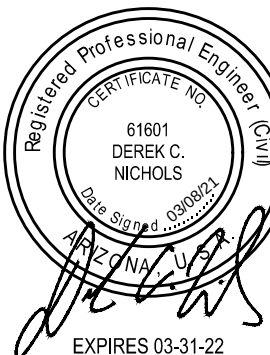
PRELIMINARY PLAT

MESA, ARIZONA
COVER SHEET

DATE

DESCRIPTION

REV



SCALE (HORIZ.) 1" = 100'
SCALE (VERT.) N/A
DATE 03/08/2021
JOB NUMBER 205098
SHEET

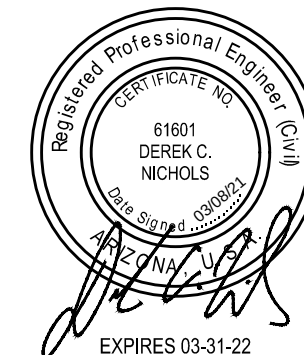
1 OF 6

CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS

DATE

DESCRIPTION

REV



SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 03/08/2021
JOB NUMBER 205098
SHEET

2 OF 6

CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS

LEGEND

EXISTING SURVEY	PROPOSED GRADING, DRAINAGE & PAVING
SECTION LINE	MAJOR CONTOUR
RIGHT OF WAY	MINOR CONTOUR
PROPERTY LINE	SPOT ELEVATIONS
ROAD CENTERLINE	STORM DRAIN PIPE
EASEMENT	STORM DRAIN CATCH BASIN
SURVEY MARKER	SLOPE ARROW
UG ELECTRIC (BURIED CABLE)	GRADE BREAK/RIDGE
UG ELECTRIC (CONDUIT)	RIP RAP
UG ELECTRIC (DUCT BANK)	WALL ELEVATION
OVERHEAD ELECTRIC	ROOF DRAIN/DRAIN ARROW
OVERHEAD TELEPHONE	DRYWELL
UG TELEPHONE	SITE ULTIMATE OUTFALL LOCATION & ELEVATION
CABLE TELEVISION	WALL
OVERHEAD CABLE TELEVISION	CONCRETE SIDEWALK
TELEPHONE DUCT BANK	CONCRETE PAVEMENT
BARBED WIRE FENCE	LIGHT DUTY ASPHALT PAVEMENT
CHAIN LINK FENCE	HEAVY DUTY ASPHALT PAVEMENT
WOOD FENCE	STREET/PARKING LIGHT
BLOCK WALL	
GAS LINE	
SEWER LINE	
STORM DRAIN PIPE	
IRRIGATION LINE	
WATER LINE	
CURB	
SIDEWALK	
MAJOR CONTOUR	
MINOR CONTOUR	
VEGETATION	
BUILDING	
SEWER MANHOLE	
STORM DRAIN MANHOLE	
TELEPHONE MANHOLE	
SPOT ELEVATION	
SIGN	
JUNCTION BOX/RISER	
FIRE HYDRANT	
WATER VALVE	
STREET/PARKING LIGHT	
CATCH BASIN	
	WATER LINE
	WATER LINE FITTINGS
	BACKFLOW PREVENTION DEVICE
	WATER VALVE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	WATER METER
	PLUG
	REDUCER
	TAPPING SLEEVE & VALVE
	CURB STOP
	PRESSURE RELEASE VALVE
	AIR/VACUUM RELEASE VALVE
	SEWER LINE
	SEWER MANHOLE
	CLEANOUT

ABBREVIATIONS

A.L.	AREA LIGHT	G.M.	GAS METER	S.J.B.	STREET LIGHT JUNCTION BOX
ARV	AIR RELEASE VALVE	G.S.	GAS SERVICE	S.L.	STREET LIGHT
BB	BOTTOM OF BANK	G.T.	GREASE TRAP	S.L.E.	SLOPE EASEMENT
BC	BACK OF CURB	G.V.	GAS VALVE	S.L.M.	STREET LIGHT MAST ARM
BF	BOTTOM OF FOOTING ELEVATION	HDPE	HIGH DENSITY POLYETHYLENE	SMH	SEWER MANHOLE
B.P.	BARRIER POST	HWE	HIGH WATER ELEVATION	SS	SEWER SERVICE
BSL	BUILDING SETBACK LINE	INV	INVERT ELEVATION	STA	STATION
BW	BOTTOM OF WALL ELEVATION	I.V.	IRRIGATION VALVE	S.V.E.	SIGHT VISIBILITY EASEMENT
C	CONCRETE ELEVATION	I.V.B.	IRRIGATION VALVE BOX	S.V.T.	SIGHT VISIBILITY TRIANGLE
C.B.	CATCH BASIN	L.E.	LANDSCAPE EASEMENT	S.W.E.	SIDEWALK EASEMENT
CF	CUBIC FEET	LF	LINEAR FEET	TB	TOP OF BANK
C.J.B.	CABLE TV JUNCTION BOX	LFF	LOWEST FINISHED FLOOR ELEVATION	TC	TOP OF CURB
CL	CENTER LINE	M.U.E.	MULTI-USE EASEMENT	TF	TOP OF FOOTING ELEVATION
C.O.	CLEAN OUT	NG	NATURAL GROUND ELEVATION	T.J.B.	TELEPHONE JUNCTION BOX
CO	CURB OPENING	P	PAVEMENT ELEVATION	TRW	TOP OF RETAINING WALL ELEVATION
C.T.R.	CABLE TV RISER	PAD	FINISHED PAD ELEVATION	TW	TOP OF WALL ELEVATION
DE	DRAINAGE EASEMENT	P.A.E.	PRIVATE ACCESS EASEMENT	U.E.	UTILITY EASEMENT
DG	DECOMPOSED GRANITE	P.L.	PARKING LIGHT	UG	UNDERGROUND
DIP	DUCTILE IRON PIPE	PL	PROPERTY LINE	U.P.	UTILITY POLE
D.W.	DRYWELL	P.M.	PARKING METER	VCP	VITRIFIED CLAY PIPE
EE	ELECTRICAL EASEMENT	P.P.	POWER POLE	VG	VALLEY GUTTER
E.M.	ELECTRICAL METER	PUE	PUBLIC UTILITY EASEMENT	V _p	VOLUME PROVIDED
E.O.	ELECTRICAL OUTLET	R.D.	ROOF DRAIN	V _r	VOLUME REQUIRED
E.S.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	RIM	RIM ELEVATION	W.B.O.	WATER BLOW OFF
FF	FINISHED FLOOR	R/W	RIGHT-OF-WAY	WE	WATER EASEMENT
FG	FINISHED GROUND	S	SLOPE	W.F.	WATER FAUCET
FH	FIRE HYDRANT	SD	STORM DRAIN	WO	WALL OPENING
FT/FT	FOOT PER FOOT	S.D.E.	STORM DRAIN EASEMENT	W.S.	WATER SERVICE
FL	FLOW LINE ELEVATION	SDMH	STORM DRAIN MANHOLE	WSE	WATER SURFACE ELEVATION
G	GUTTER ELEVATION	SE	SEWER EASEMENT	W&S.E.	WATER & SEWER EASEMENT
GB	GRADE BREAK				

STREET SECTION A1

NTS

STREET SECTION A2

NTS

STREET SECTION B

NTS

STREET SECTION C

NTS

STREET SECTION D

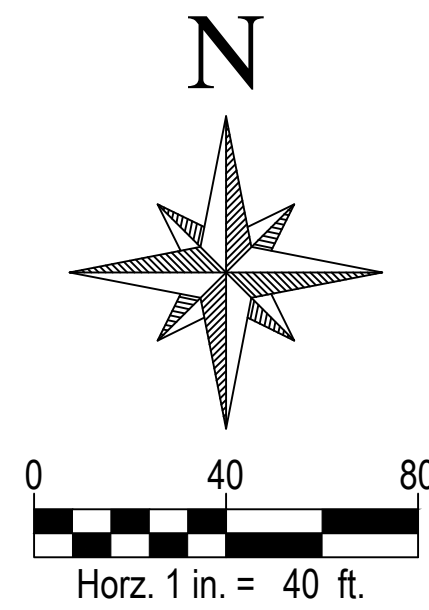
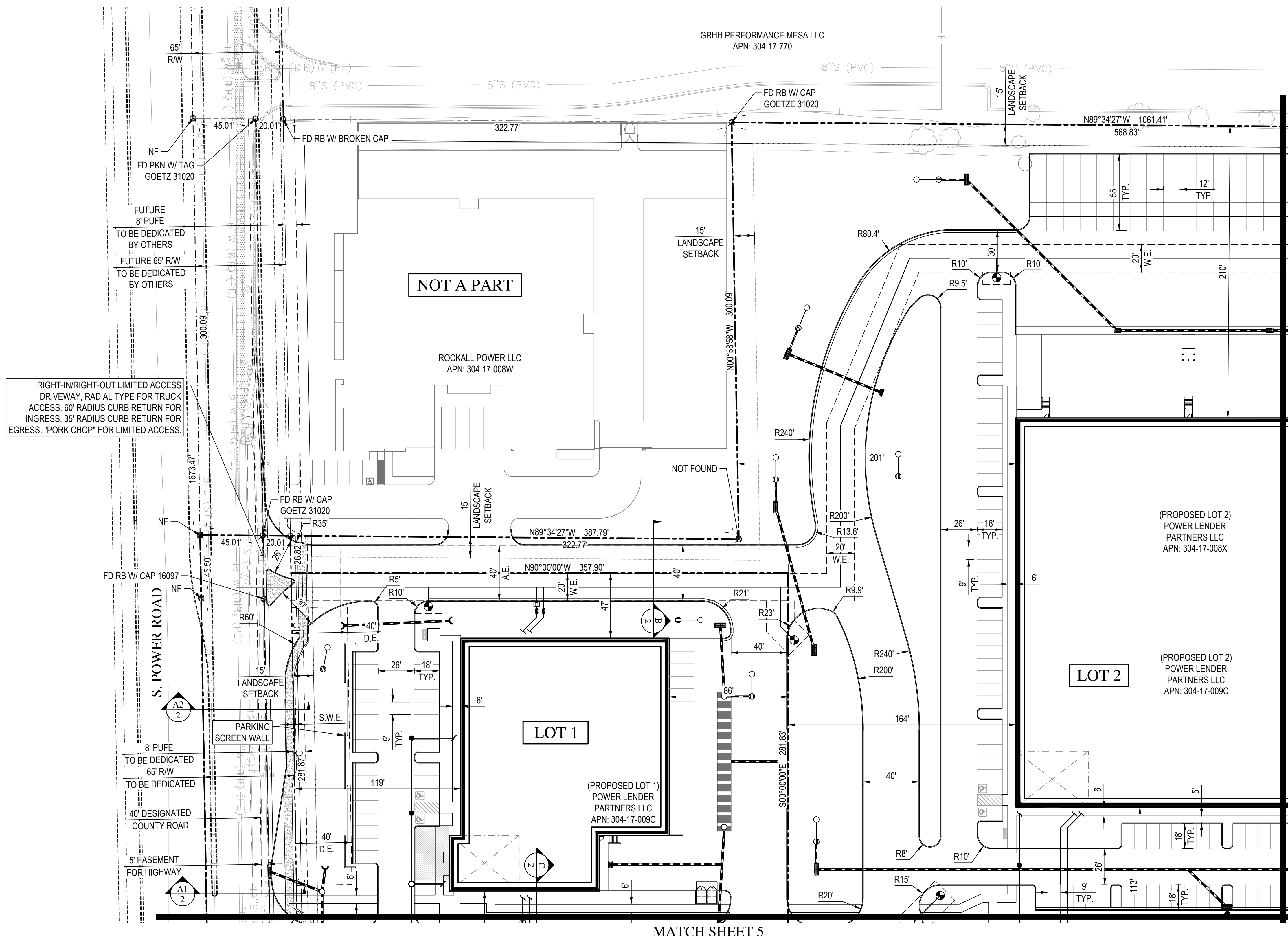
NTS

STREET SECTION E

NTS

STREET SECTION F

NTS



NOTE: CURB RADIUS
DIMENSIONS ARE TO
BACK OF CURB.



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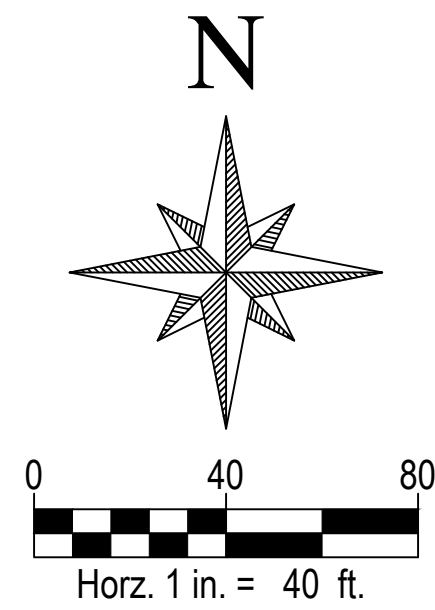
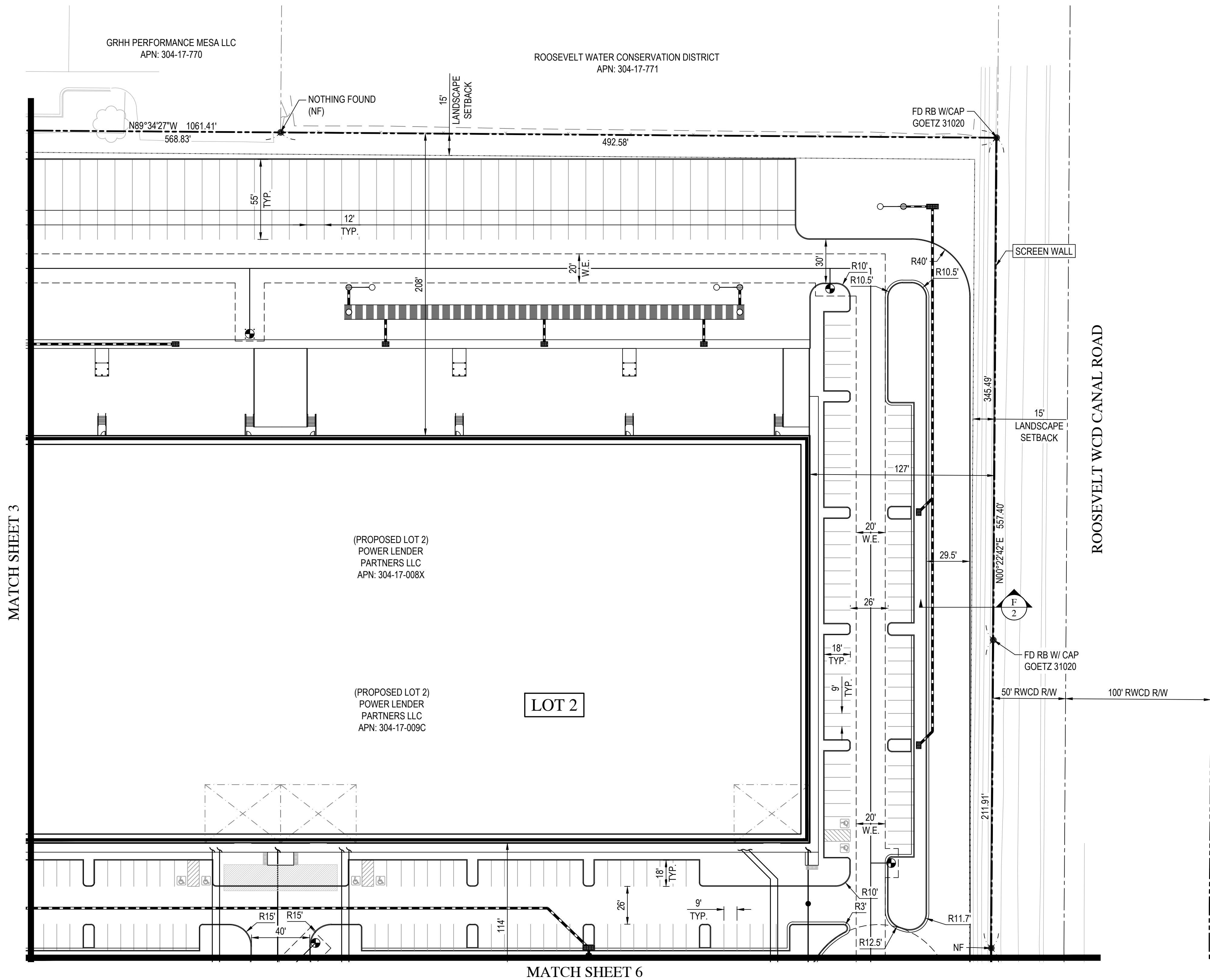


POWER 42
PRELIMINARY PLAT
MESA, ARIZONA
PRELIMINARY PLAT SITE PLAN

REV	DESCRIPTION	DATE



SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 03/08/2021
JOB NUMBER 205098
SHEET 3 OF 6

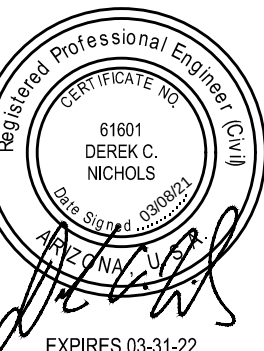


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PRELIMINARY PLAT SITE PLAN

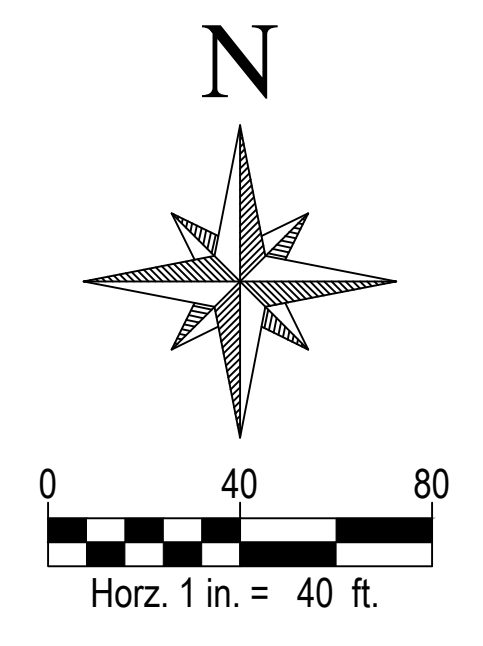
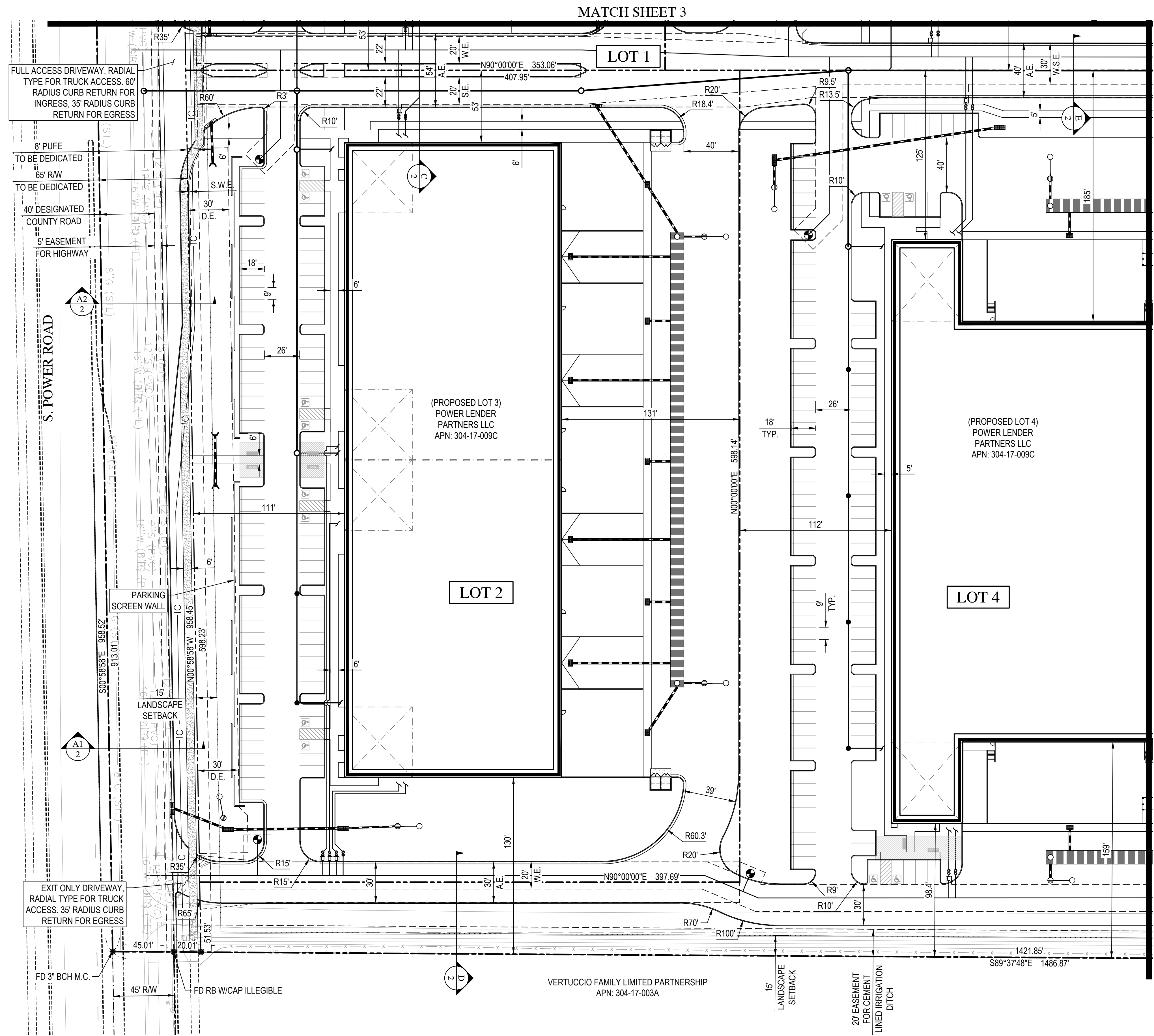
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DATE 03/08/2021
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SHEET 4 OF 6

CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS



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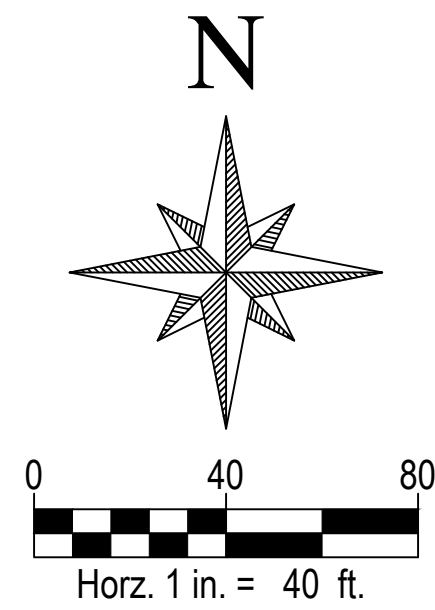
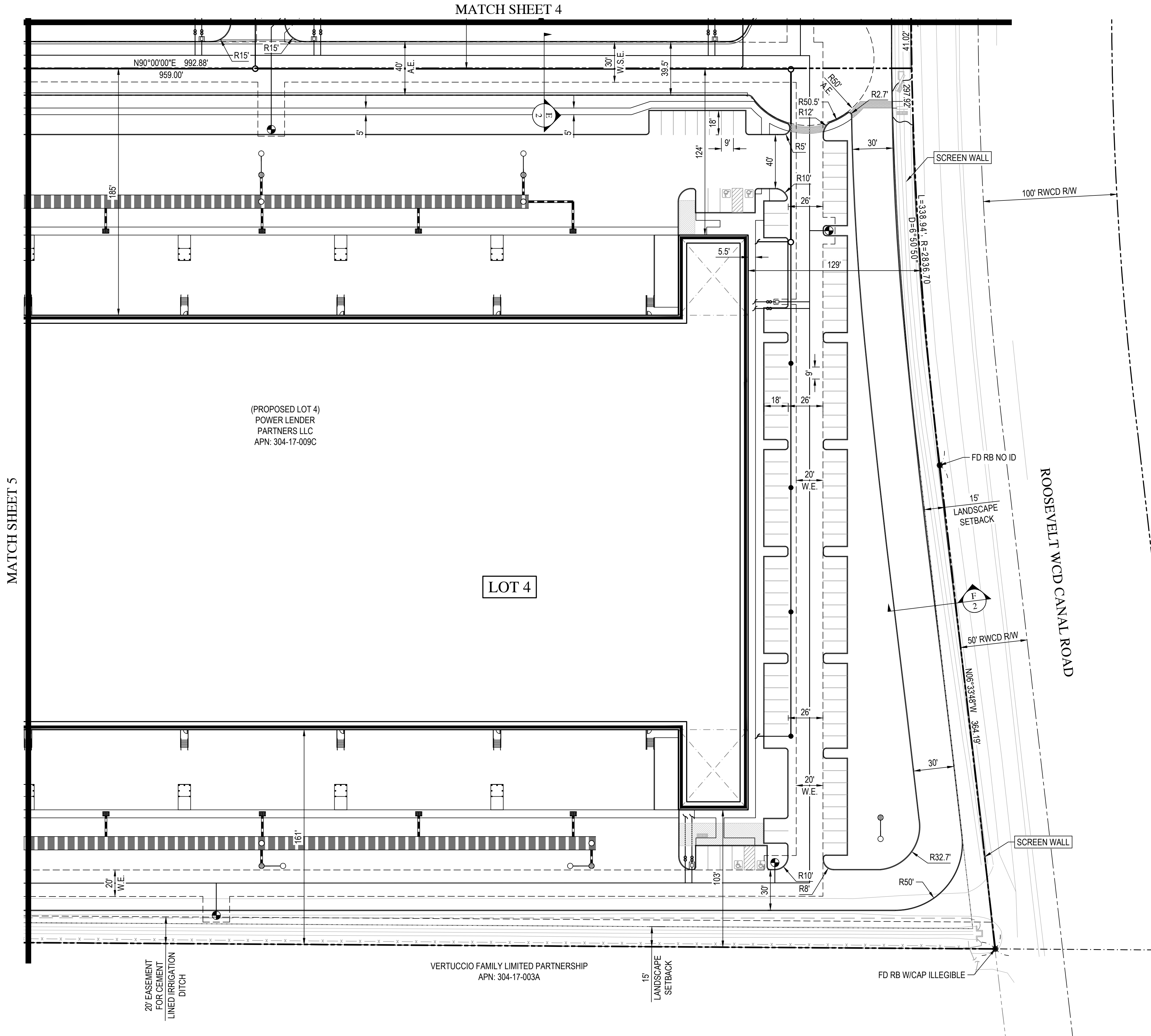
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