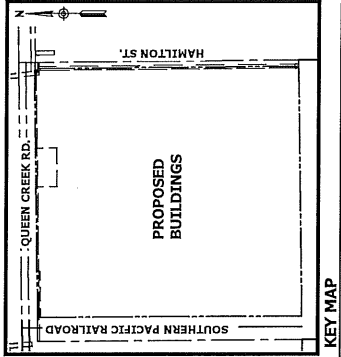


PRELIMINARY PLAT
FOR
QUEEN CREEK COMMERCE CENTER
SWC QUEEN CREEK ROAD & HAMILTON STREET
CHANDLER, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO

EXCEPT THE NORTH 33.00 FEET; AND ALSO

EXCEPT THE ROAD AND RAILROAD RIGHT-OF-WAYS; AND ALSO

EXCEPT THAT PORTION DEEDED TO MARICOPA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA RECORDED AS 2004-01001 OF OFFICIAL RECORDS FURTHER DESCRIBED AS:

PARCEL NO. 1

THE SOUTH 40 FEET OF THE NORTH 73 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, EXCEPT THAT PORTION CONVEYED TO THE RAILROAD BY DEED BOOK 191, PAGE 157, MARICOPA COUNTY RECORDS.

PARCEL NO. 2

THE SOUTH 15 FEET OF THE NORTH 88 FEET OF THE EAST 35 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15.

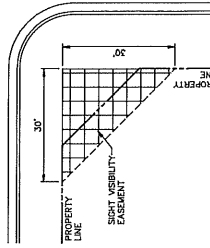
NOTES

- THIS DEVELOPMENT IS WITHIN THE CHANDLER MUNICIPAL IMPROVEMENT DISTRICT, AN AVIATION OR AVIATION
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF
- HAS BEEN SATISFIED.
- OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE INFORMATION IS FULLY APPROVED BY THE CITY AND THE CERTIFICATE
- SATISFIED.
- PLAY FOR THIS DEVELOPMENT WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE
- AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
- HEIGHT IS NOT ALLOWED WITHIN THE EXISTING EXCEPT TREES THINER THAN 8" DBH. TREES
- SHALL BE SPACED NOT LESS THAN 8' APART.

RETENTION CALCULATIONS

ON-SITE AREA: 33.64 AC
RETENTION REQUIRED:
VOLUME = (1.1)(0.95)(2.27)(37)(2.89)(43560-24,002) CU FT.
TOTAL REQUIRED = 288,971 CU FT.
RETENTION PROVIDED:
RETENTION BASIN 1: 74,953 CU FT.
RETENTION BASIN 2: 186,087 CU FT.
RETENTION BASIN 3: 6,1254 CU FT.
TOTAL PROVIDED: 322,274 CU FT.
TOTAL REQUIRED: 288,971 CU FT.
TOTAL EXCESS: 32,303 CU FT.

CORNER RESTRICTION DETAIL



VEGETATION RESTRICTIONS: ANY OBJECT, WALL, OR STRUCTURE SHALL BE REMOVED OR TRIMMED TO A MAXIMUM HEIGHT OF 8' IN THE EASEMENT AREA. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

NO.	DATE	REVISION	BY

DESIGN BY: RSC
CHECKED BY: BT
SUBMITTED: 10/1/2015

OWNER/DEVELOPER
QSC, LLC
C/O HARSCH INVESTMENT PROPERTIES-IL, LLC
PORTLAND, OREGON 97205
PHONE: (503) 242-2800
FAX: (503) 242-2800
EMAIL: ROBERT@HARSCH.COM

ARCHITECT
ELMK ENGINEERING + DESIGN
3533 SW KELLY AVENUE
PORTLAND, OREGON 97205
PHONE: (503) 222-4455
FAX: (503) 222-4455
EMAIL: BILL@ELMK.COM
CONTACT: BILL LABERT

CIVIL ENGINEER
HUNTER ENGINEERING, INC.
10450 NORTH 74TH STREET
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 891-3985
FAX: (480) 891-3985
EMAIL: HUNTER@HUNTERENGINEERING.COM
CONTACT: JOHN HANCO, P.E.

LOT AREAS
GROSS AREA:
1,590,686 SF OR 36.5714 AC.
NET AREA:
1,453,395 SF OR 33.6402 AC.
R/W DEDICATION:
37,181 SF OR 0.8526 AC. (HAMILTON STREET)

FEMA CLASSIFICATION
THE CURRENT FIRM FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 45057X0101 (REVISION DATE: NOVEMBER 4, 2015) SHOWS ALMOST ALL OF THE PROJECT SITE LIES IN FLOOD HAZARD "ZONE X DOTTED." A PORTION OF THE PROJECT SITE ALONG THE WEST AND SOUTH PROPERTY LINES LIES IN "ZONE AH".

THESE PLANS ARE PREPARED FOR INFORMATION ONLY. THEY DO NOT CONSTITUTE A PROFESSIONAL ENGINEERING DESIGN. APPROVED SIGNATURE OF PROFESSIONAL ENGINEER: [Signature]

PROJECT NAME:
QUEEN CREEK COMMERCE CENTER
SHEET:
1
SCALE: N.T.S.
DATE: 10/1/2015

1
QUEEN CREEK ROAD AT DECELERATION LANE
NTS

