

PRELIMINARY PLAT COVER SHEET
FOR
SCHRADER FARMS BUSINESS PARK - PHASES 1 AND 2
NWC S MCQUEEN RD & E QUEEN CREEK RD
CHANDLER, AZ. 85286

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION TEN (10), TOWNSHIP TWO (2) SOUTH, RANGE FIVE (5) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE FOLLOWING PROPERTY:

THE NORTHEAST QUARTER; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY; THE SOUTH HALF OF THE SOUTHEAST QUARTER; AND THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING EAST OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, ALL IN SECTION TEN (10), TOWNSHIP TWO (2) SOUTH, RANGE FIVE (5) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

EXCEPT THE NORTH 305 FEET OF THE WEST 220 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TEN (10), TOWNSHIP TWO (2) SOUTH, RANGE FIVE (5) EAST, AS CONVEYED TO THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT IN DOCKET 10115, PAGE 1415.

EXCEPTING A PORTION OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼SE¼) OF SECTION TEN (10), TOWNSHIP TWO SOUTH, RANGE FIVE EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; SAID PORTION IS MORE PARTICULARLY DESCRIBED IN THE FOLLOWING PARCEL:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 50 FEET AND THE WEST LINE OF THE EAST 40 FEET OF SAID SE¼SE¼ OF SECTION 10;

THENCE NORTH 00 DEGREES 18 MINUTES 43 SECONDS WEST A DISTANCE OF 1282.90 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 12 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 43 SECONDS EAST A DISTANCE OF 933.41 FEET;

THENCE SOUTH 88 DEGREES 58 MINUTES 38 SECONDS WEST A DISTANCE OF 10.00 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 43 SECONDS EAST A DISTANCE OF 264.95 FEET;

THENCE SOUTH 46 DEGREES 46 MINUTES 55 SECONDS WEST A DISTANCE OF 81.63 FEET;

THENCE SOUTH 88 DEGREES 59 MINUTES 24 SECONDS WEST A DISTANCE OF 1185.31 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 42 SECONDS WEST A DISTANCE OF 30.01 FEET;

THENCE NORTH 88 DEGREES 59 MINUTES 24 SECONDS EAST A DISTANCE OF 1280.30 FEET TO THE POINT OF BEGINNING;

NOTE: EXACT LEGAL DESCRIPTION TO BE FURNISHED PRIOR TO CLOSE OF ESCROW.

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NOTES

- ALL EXISTING DRY UTILITY REMOVALS AND/OR RELOCATIONS TO BE COORDINATED WITH UTILITY OWNER.
- THIS SUBDIVISION IS WITHIN CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION OR AVIGATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING(MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

RETENTION CALCULATIONS

TOTAL ON-SITE AREA: 67.972 AC TOTAL OFF-SITE AREA: 9.461 AC
RETENTION REQUIRED:
VR=(1.1)*(C)*(D/12)*(A), D=2.2
VR(OFFSITE)=(1.1)*(0.95)*((2.2/12))*(9.461)*43560= 78,956 CU.FT.
VR(ONSITE)=(1.1)*(0.90)*((2.2/12))*(67.972)*43560= 537,396 CU.FT.
TOTAL REQUIRED = 616,352 CU.FT.

RETENTION PROVIDED:	
RETENTION BASIN 1	13,645 CU.FT.
RETENTION BASIN 2	2,585 CU.FT.
RETENTION BASIN 3	12,858 CU.FT.
RETENTION BASIN 4	5,618 CU.FT.
RETENTION BASIN 5	7,603 CU.FT.
RETENTION BASIN 6	1,173 CU.FT.
RETENTION BASIN 7	116,712 CU.FT.
RETENTION BASIN 8	66,115 CU.FT.
RETENTION BASIN 9	7,942 CU.FT.
RETENTION BASIN 10	22,304 CU.FT.
RETENTION BASIN 11	27,248 CU.FT.
RETENTION BASIN 12	24,244 CU.FT.
U.G. PIPE #1	24,662 CU.FT.
U.G. PIPE #2	8,325 CU.FT.
U.G. PIPE #3	39,663 CU.FT.
U.G. PIPE #4	32,987 CU.FT.
U.G. PIPE #5-#6	38,956 CU.FT.
U.G. PIPE #7-#8	37,228 CU.FT.
U.G. PIPE #9	6,362 CU.FT.
U.G. PIPE #10	38,327 CU.FT.
U.G. PIPE #11-#12	46,731 CU.FT.
U.G. PIPE #13	36,757 CU.FT.
TOTAL PROVIDED	618,041 CU.FT.
TOTAL REQUIRED	616,352 CU.FT.
TOTAL EXCESS	1,689 CU.FT.

EXISTING LEGEND

CENTERLINE	----
RIGHT OF WAY	----
PROPERTY LINE	----
EASEMENT	----
MAJOR CONTOUR	-----1175-----
MINOR CONTOUR	-----1170-----
SANITARY SEWERLINE	-----SS-----
WATERLINE	-----W-----
UNDERGROUND ELECTRIC	-----UGE-----
UNDERGROUND GAS	-----UGG-----
UNDERGROUND TELEVISION	-----UGTV-----
STORM PIPE	-----18"SD-----
STREET LIGHT	•-X-
TRAFFIC SIGN	⊥
SANITARY SEWER MANHOLE	⊙
WATER VALVE	⊗
FIRE HYDRANT	⊗
STORM DRAIN MANHOLE	⊙

PROPOSED LEGEND

CENTERLINE	----
RIGHT OF WAY	----
PROPERTY LINE	----
CONTOUR	-76-
SEWER LINE	-S-
WATER LINE	-W-
BACKFLOW DEVICE	⊗
WATER METER	⊗
FIRE HYDRANT	⊗
TAPPING SLEEVE & VALVE	⊗
WATER VALVE	⊗
SEWER MANHOLE	⊙
STORM DRAIN MANHOLE	⊙
EXISTING ALLEY ROW TO BE ABANDONED	▨
ABANDONED PROPERTY LINE	----

OWNER/DEVELOPER

CORE5 INDUSTRIAL PARTNERS, LLC
300 SPECTRUM CENTER DRIVE, SUITE 880
IRVINE, CALIFORNIA 92618
PHONE: (949) 467-3290
CONTACT: JON KELLY

DEVELOPER/ARCHITECT

DEUTSCH ARCHITECTURE GROUP
4600 E. INDIAN SCHOOL ROAD
PHOENIX, ARIZONA 85018
PHONE: (602) 840-2929 x144
CONTACT: RANDY HILLEBOE
EMAIL: RHILLEBOE@2929.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: JORGE ORTIZ
EMAIL: JORTIZ@HUNTERENGINEERINGPC.COM

FEMA CLASSIFICATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2739M (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

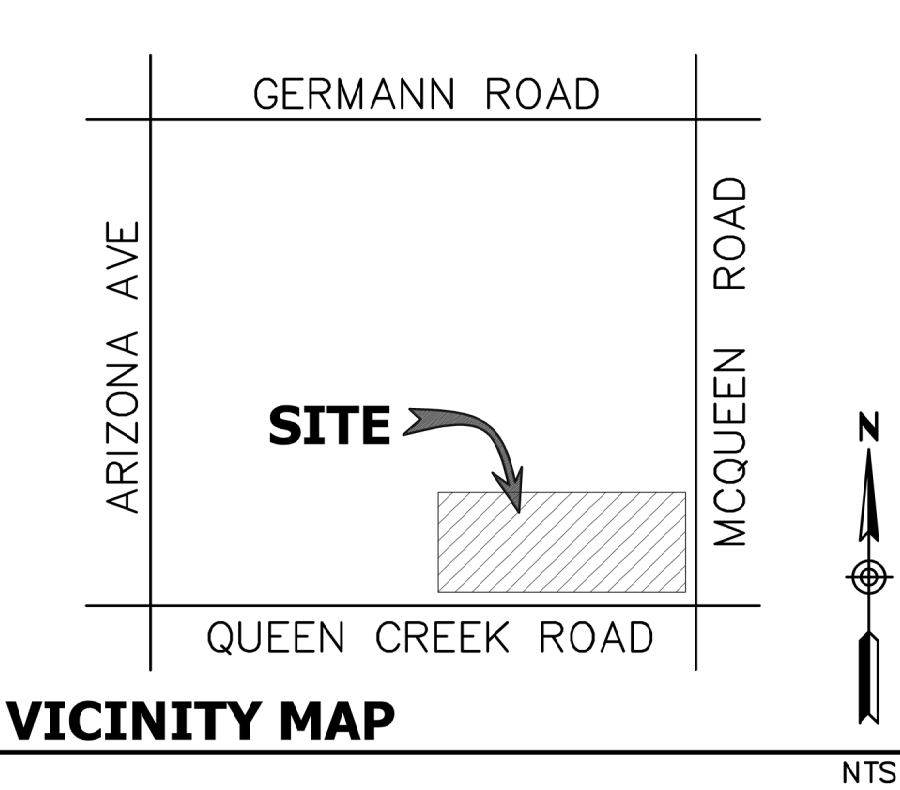
ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BENCHMARK (CNCN # 40A)

SECTION 10, T2S,R5E CITY OF CHANDLER BRASS CAP IN HANDHOLE AT THE INTERSECTION OF TUMBLEWEED PARK ROAD AND PIONEER PARKWAY: 1300' SOUTH OF GERMANN ROAD AND 700' WEST OF MCQUEEN ROAD, (NORTHING 827154.945 EASTING 727632.268) ELEVATION 1224.41 (NAVD 88 DATUM)

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°19'17" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF AMENDED RESULTS OF SURVEY, RECORDED IN BOOK 66, PAGE 38, MARICOPA COUNTY RECORDS, ARIZONA.



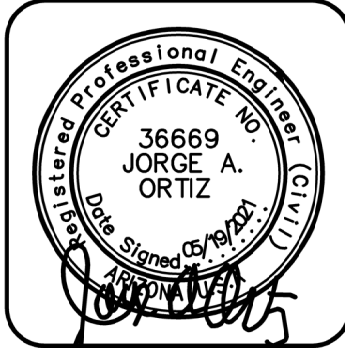
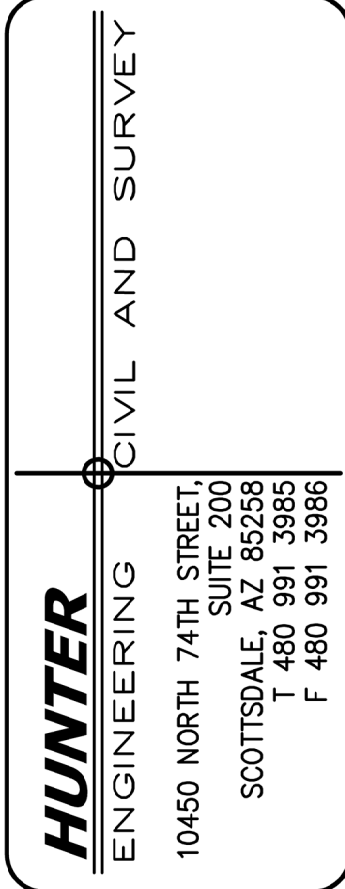
ZONING: PAD

SITE AREAS

NET AREA
LOT 1 = 7.43 AC
LOT 2 = 3.46 AC
LOT 3 = 12.05 AC
LOT 4 = 11.95 AC
LOT 5 = 8.82 AC
LOT 6 = 8.32 AC
LOT 7 = 19.09 AC
TOTAL NET AREA = 71.12 AC
GROSS AREA
LOT 1 = 4.97 AC
LOT 2 = 9.03 AC
LOT 3 = 13.51 AC
LOT 4 = 12.58 AC
LOT 5 = 9.83 AC
LOT 6 = 9.77 AC
LOT 7 = 20.59 AC
TOTAL GROSS AREA = 80.26 AC

NO.	DATE	REVISION	BY

DESIGN BY: R/M
DRAWN BY: C/C
CHECKED BY: JAO



PRELIMINARY PLAT
COVER SHEET
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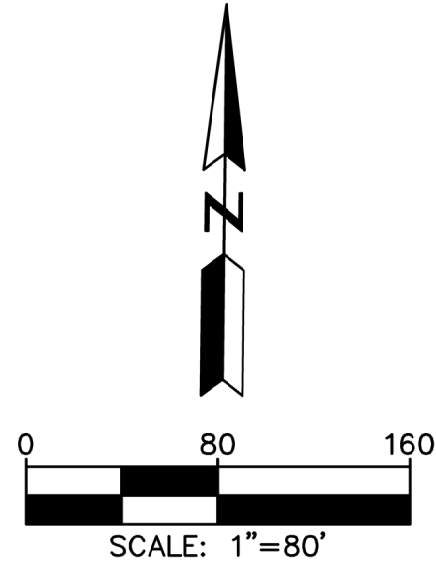
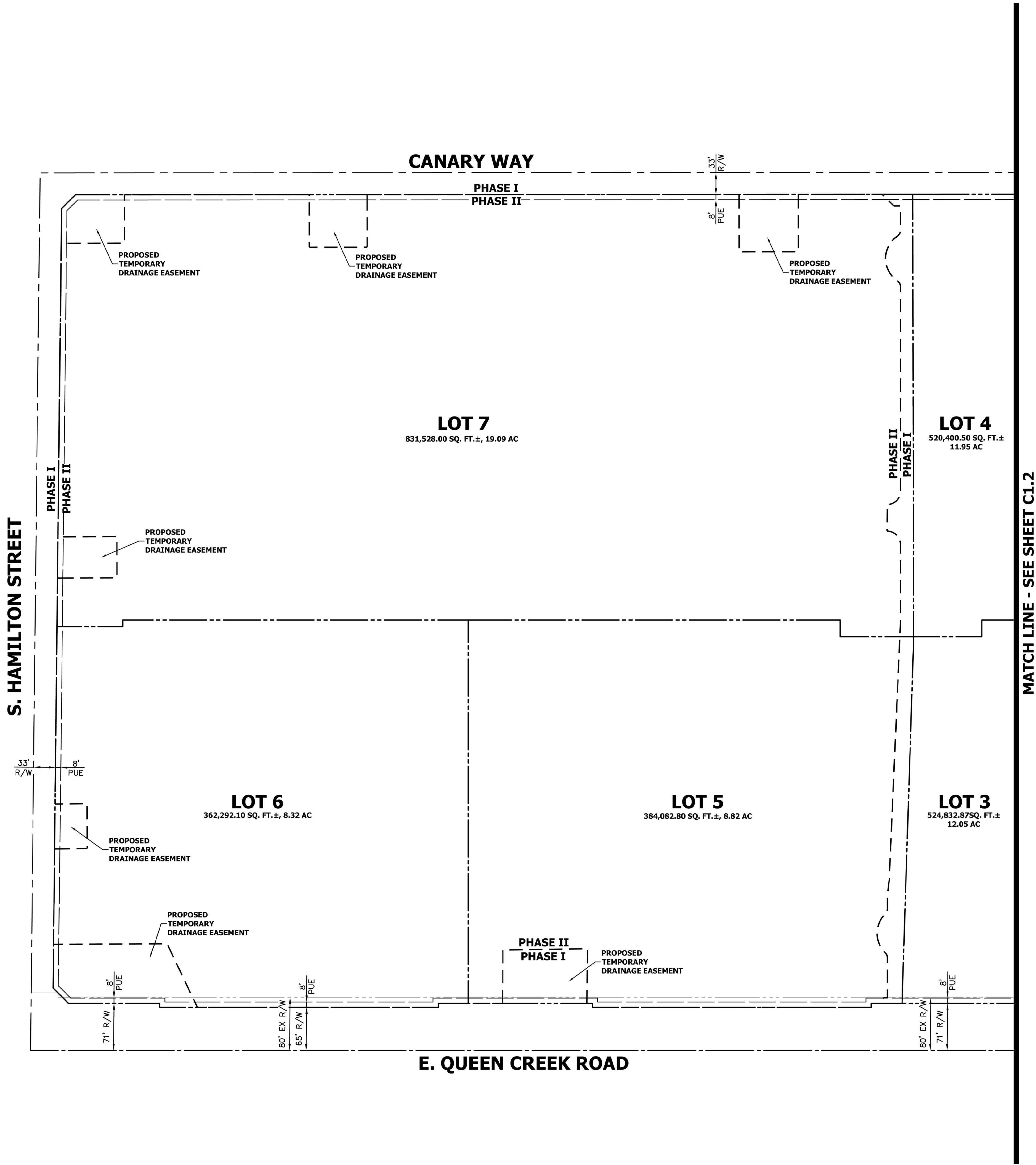
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
SCHRADER FARMS BUSINESS PARK

HE NO.: CORE001
SCALE: NTS

SHEET:
C1.0

© COURTESY/CONTRACTOR/PREPARER: C:\C1.1.dwg 8/4/2021 11:10:59 AM



NO. DATE REVISION BY

DESIGN BY: P/M

DRAWN BY: C/C

CHECKED BY: JAO

HUNTER

ENGINEERING

CIVIL AND SURVEY

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

Professional Engineer

36669

JORGE A. ORTIZ

Signature

PRELIMINARY PLAT

FOR

SCHRADER FARMS BUSINESS PARK PHASES 1 & 2

NWC MCQUEEN RD. & QUEEN CREEK RD.

CHANDLER, ARIZONA 85286

CONTACT ARIZONA DOT AT LEAST 7 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION

AR ZONA811

CALL 811 OR CLICK ARIZONA811.COM

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MUNICIPALITY.

PROJECT NAME:

**SCHRADER FARMS
BUSINESS PARK**

HE NO.: CORE001

SCALE: 1"=80'

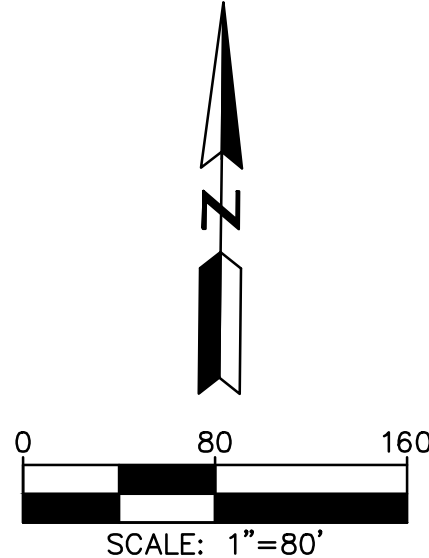
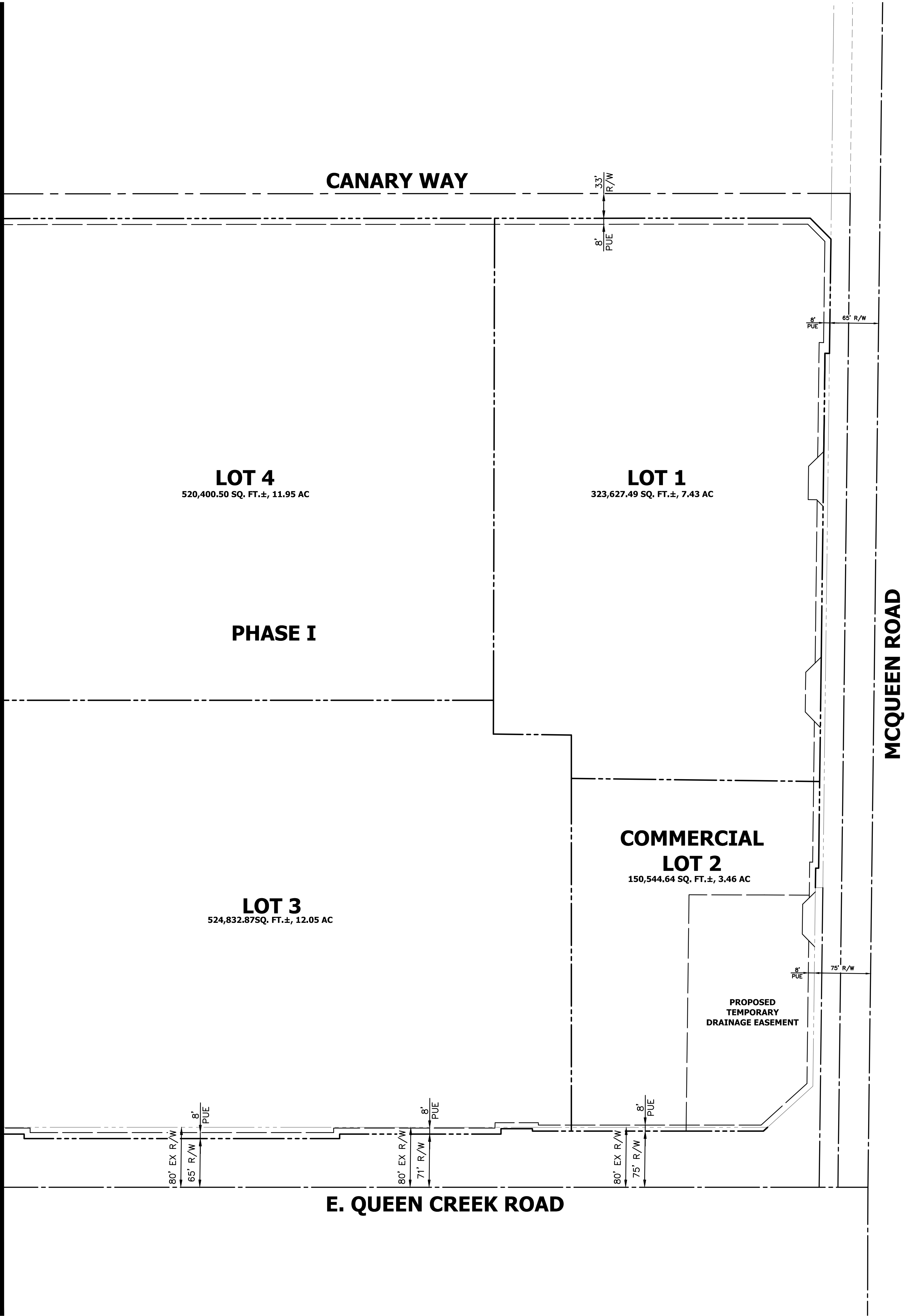
SHEET:

C1.1

PURPOSE:

4TH CITY CONCEPT SUBMITTAL

MATCH LINE - SEE SHEET C1.1

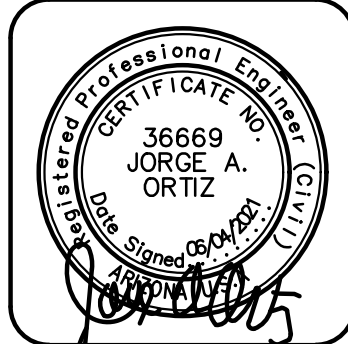


NO.	DATE	REVISION	BY

DESIGN BY: RJM
DRAWN BY: COC
CHECKED BY: JAO

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PROJECT NAME:
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HE NO.: CORE001
SCALE: 1"=80'

SHEET:
C1.2