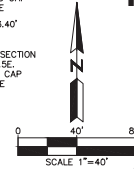


PRELIMINARY PLAT FOR NEVADA AND COMMONWEALTH SEC OF NEVADA ST AND COMMONWEALTH AVE CHANDLER, ARIZONA

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA



DEVELOPER

ENCORE MULTI-FAMILY, LLC
5005 LBU FREWAY, #1200
DALLAS, TX 75244
PHONE: (214) 259-7042
EMAIL: AHIL@ENCORE.BZ
CONTACT: ANGELA HILL

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: DAN LEONE, P.E.

OVERHEAD POWER NOTE:

THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING AND/OR POWER POLE RELOCATION REQUIREMENT HAS BEEN SATISFIED.

UNDERGROUND UTILITY NOTE

THE UTILITIES DEPICTED HEREON ARE BASED UPON THE FIELD SURVEY. CONTRACTOR TO CONTACT BLUE STAKE 48 HOURS PRIOR TO ANY ON-SITE CONSTRUCTION AND FIELD VERIFY EXACT LOCATIONS OF ALL UTILITIES. IF DISCREPANCIES EXIST CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THE NORTH 784.0 FEET OF THE WEST 532.5 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF COMMONWEALTH AVENUE WITH THE WEST LINE OF HAMILTON STREET, AS SAID STREET AND AVENUE ARE SHOWN ON THE PLAT OF CHANDLER, RECORDED IN BOOK 5 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH ALONG THE WEST LINE OF HAMILTON STREET 953.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO J.C. BOSWELL COMPANY ET AL, BY DEED RECORDED IN DOCKET 783, PAGE 209, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE WEST ALONG THE NORTH LINE OF AFORESAID TRACT OF LAND 1064.55 FEET TO THE EAST LINE OF NEVADA STREET AS SHOWN ON AFORESAID PLAT OF CHANDLER;
THENCE NORTH ALONG THE EAST LINE OF NEVADA STREET 954.07 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF COMMONWEALTH AVENUE;
THENCE EAST ALONG THE SOUTH LINE OF COMMONWEALTH AVENUE 1065.00 FEET TO THE POINT OF BEGINNING;
EXCEPT THE NORTH 580.0 FEET OF THE EAST 300.0 FEET THEREOF.

RETENTION CALCULATIONS

ON-SITE NET AREA = 5.59 AC

RETENTION REQUIRED:

VR = $(1.1) \times (C) \times (D/12) \times (A)$, D=2.2

VR = $(1.1) \times (0.90) \times ((2.2/12)) \times (5.59) \times 43,560 = 44,195 \text{ CU.FT.}$

TOTAL REQUIRED = 44,195 CU.FT.

RETENTION PROVIDED:

UNDERGROUND RETENTION, 44,234 CU.FT.

TOTAL PROVIDED, 44,234 CU.FT.

TOTAL REQUIRED, 44,195 CU.FT.

TOTAL EXCESS, 38 CU.FT.

FEMA CLASSIFICATION

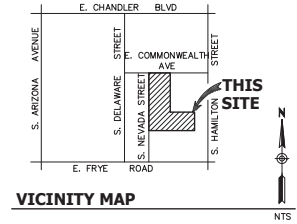
THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2737M (EFFECTIVE, REVISED DATE NOVEMBER 4, 2015), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE AH AND X. ZONE X (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AH IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

COMMUNITY NUMBER	PANEL #	PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AD ZONE USE DEPTH)
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04013C	2737		M	11/4/2015	ZONE AH	1218
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04013C	2737		M	11/4/2015	ZONE X	N/A
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BENCHMARK (COC #31A)

SECTION 34, T1S, R5E, NEW 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, AT THE INTERSECTION OF DELAWARE ST. AND FRYE RD.; ONE HALF MILE SOUTH OF CHANDLER BLVD. AND ONE QUARTER MILE EAST OF ARIZONA AVE.

NGVD 29 = 1213.554'

NAVD 88 = 1215.29'

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°00'00" WEST, ALONG THE MID-SECTION LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF CHANDLER, MARICOPA CO., ARIZONA, RECORDED IN BOOK 5, PAGE 34, MARICOPA COUNTY RECORDS, ARIZONA.

NOTES

1. ALL EXISTING DRY UTILITY REMOVALS AND/OR RELOCATIONS TO BE COORDINATED WITH UTILITY OWNER.
2. VISIBILITY EASEMENTS 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 GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

SITE AREA

NET AREA = 5.59AC

GROSS AREA = 5.94AC

ZONING

I-1

NO.	DATE	REVISION	BY

DESIGN BY: D.L.
CHECKED BY: D.L.

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



PRELIMINARY PLAT
FOR
NEVADA AND COMMONWEALTH
SEC OF S. NEVADA ST. AND E. COMMONWEALTH AVE
CHANDLER, ARIZONA



PROJECT NAME:
NEVADA
AND
COMMONWEALTH

HE NO.: LGC256

SCALE: 1"=40'

SHEET:
C1