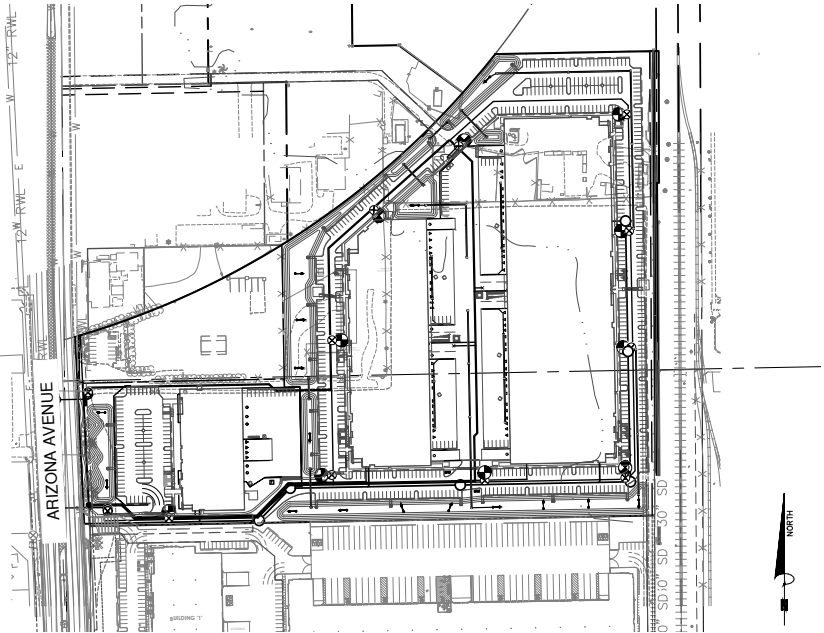


PRELIMINARY PLAT
CHANDLER INNOVATION CENTER
CHANDLER, ARIZONA

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP
1"=200'

RETENTION CALCULATIONS

VOLUME REQUIRED = 1.1 x D x A x C
D = 2.20 INCHES (100 YR - 2HR PRECIPITATION DEPTH)
A = AREA (SQUARE FEET)
C = 0.90

DRAINAGE AREA	AREA SF	VOLUME REQ CF	VOLUME PROVIDED BASINS(CF)	VOLUME PROVIDED PIPES(CF)	VOLUME PROVIDED TOTAL(CF)
1	118,908	21,581	21,931	-	21,931
2	862,454	156,535	196,462	-	196,462

NOTES:

RETENTION VOLUME PROVIDED IS THE GREATER OF THE 100 YEAR 2 HOUR STORM OR THE EXISTING VOLUME OF THE STORAGE LOCATED IN FLOOD ZONE AH. CLOMR/LOMR TO BE SUBMITTED FOR REVISION TO THE FLOOD PLAIN.

DEVELOPER

CHANDLER INNOVATION PARK, LLC
7800 EAST UNION AVENUE
SUITE 800
DENVER, COLORADO 80237
PH: 720.528.3944
CONTACT: TONY KILL
EMAIL: TKILL@DPCCOMPANIES.COM

ENGINEER

BOWMAN CONSULTING
1600 N DESERT DRIVE
SUITE 210
TEMPE, ARIZONA 85288
PH: 480.629.8830
CONTACT: JEFFREY S. RYBARCZYK
E-MAIL: JRYBARCZYK@BOWMAN.COM

BASIS OF BEARING

THE BASIS OF BEARING IS SOUTH 00°31'15" EAST ALONG THE WEST LINE OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN ACCORDING TO BOOK 589 OF SURVEYS, PAGE 48 MARICOPA COUNTY RECORDS.

PROJECT DATA:

ADDRESS: SOUTH OF THE SEC OF ARIZONA & GERMANN ROAD

APN: 303-33-007M
303-33-013M
303-33-013N
303-33-013P
303-33-013Q
303-33-013R
303-33-987
303-33-988

SITE AREA (GROSS): 1,021,448 SF / 23.45 AC
SITE AREA (NET): 1,021,448 SF / 23.45 AC
EXISTING ZONING: IND-1, IND-2 & I-1
PROPOSED ZONING: I-1
TOTAL LOTS: 3

UTILITIES SERVICES

WATER: CITY OF CHANDLER
SEWER: CITY OF CHANDLER
ELECTRIC: SALT RIVER PROJECT
TELEPHONE: CENTURY LINK
CABLE: COX COMMUNICATIONS
GAS: SOUTHWEST GAS
RECLAIMED WATER: CITY OF CHANDLER
IRRIGATION: ROOSEVELT WATER CONSERVATION DISTRICT

FLOOD ZONE CERTIFICATION

FLOOD INSURANCE MAP NUMBER 04013C2743M EFFECTIVE ON 11/04/2015
ZONE AH, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING).
BASE FLOOD ELEVATION DETERMINED, AND ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FOR FLOOD; AREAS OF 1% ANNUAL CHANCE OF 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 OF FLOOD. FLOOD ZONE DESIGNATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES:

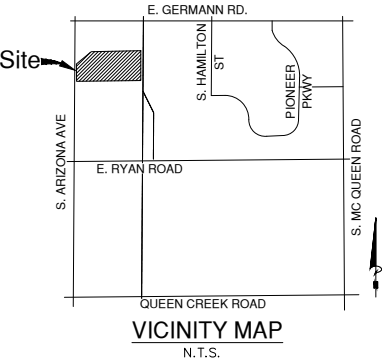
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE 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 EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE), OVER 24" IN HEIGHT IS NOT ALLOWED WITH THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
- THIS SUBDIVISION IS WITHIN CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT. A AVIATION OR AVIGATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.

ARCHITECTS

BALMER ARCHITECTURAL GROUP INC.
2425 E CAMELBACK RD STE. 775
PHOENIX, ARIZONA 85016
PH: 602.954.6718
CONTACT: WESLEY BALMER
EMAIL: WBALMER@BAG-INC.COM

BENCHMARK

SECTION 9, T2S, R5E FOUND. 3" BRASS CAP IN CONCRETE 100' NORTH, 70' WEST OF INTERSECTION OF ARIZONA AVE AND QUEEN CREEK ROAD; ON ROADSIDE BY SRP STRUCTURE CITY OF CHANDLER CONTROL NETWORK BM 43A
ELEVATION: 1215.57' NAVD 88



Bowman

Bowman Consulting Group, Ltd
1600 N. Desert Drive
Suite 210
Tempe, Arizona 85288
Phone: (480) 629-8830
www.bowman.com
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PRELIMINARY PLAT
CHANDLER INNOVATION CENTER
CHANDLER, ARIZONA
MARICOPA COUNTY

C.O.C. LOG NO. PLT 23-0039
PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
JSR	JMB JSR
DESIGN	DRAWN CHKD
SCALE	H: 1" = 60'
	V:
JOB No.	051343-01-001
DATE :	2.20.2024

C1.0
SHEET 1 OF 2

C.O.C. LOG NO. PLT 23-0039

