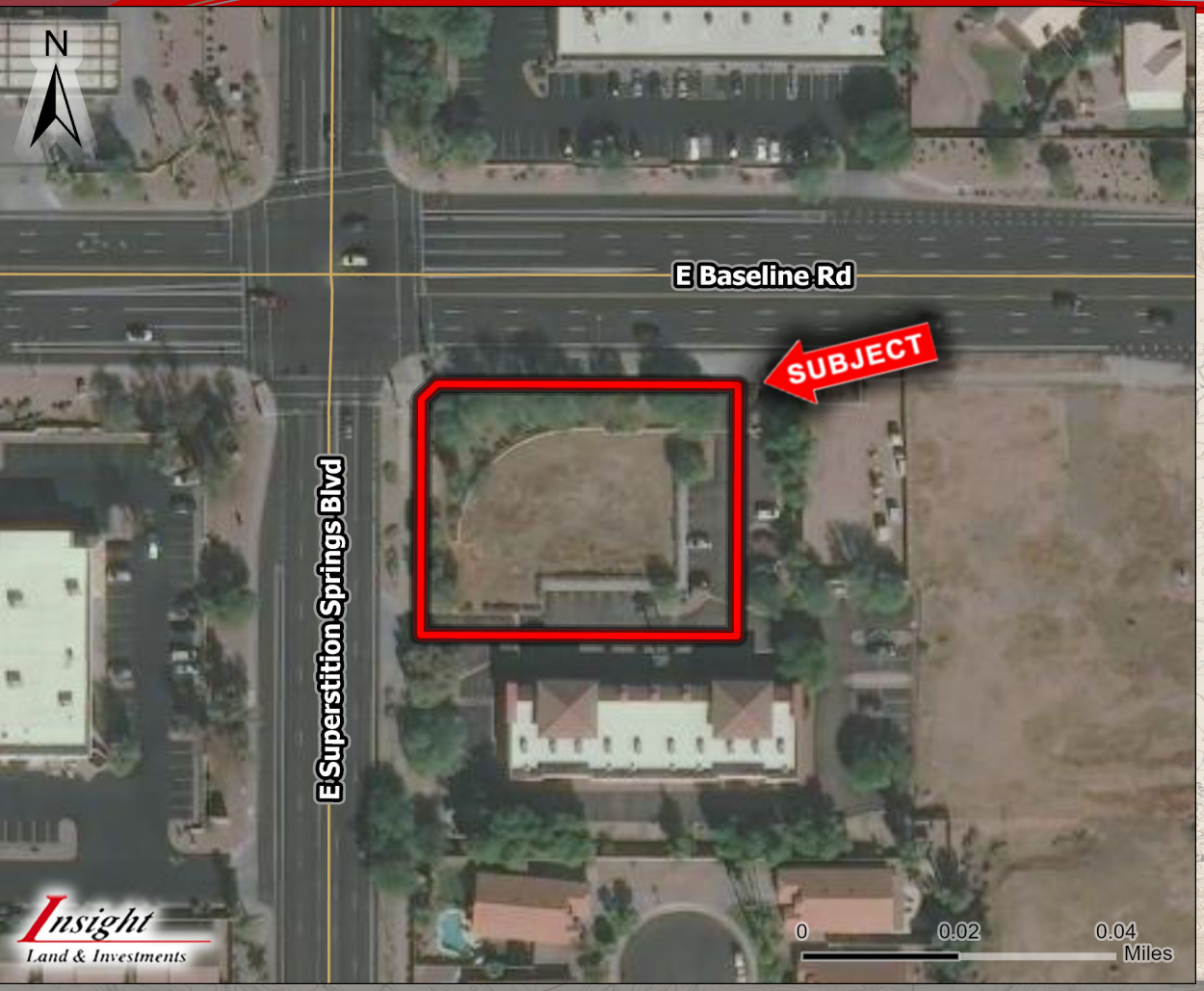
Insight Land & Investments

Available Commercial PAD

+/- 32,661 Sq Ft– Fully Improved



- ***Location***: SEC Baseline Rd & Superstition Springs Blvd, Mesa, AZ
- ***APN:*** 304-05-052C
- ***Zoning***: LC - Light Commercial
- ***Size:*** +/- 32,661 Sq Ft
- ***Price:*** $816,525 or $25.00/SF
- ***Traffic Counts***:
  - Baseline: 13,943 VPO
  - Superstition Springs: 11,500 VPO
  - Parking Spaces: 19
  - Building Envelope: 4,978sf

Demographics:	***I Mile***	***3 Mile***
Population:	10,747	99,494
HH Income:	$57,927	$53,268
Daytime Employees:	9,945	36,980

EXCLUSIVELY LISTED

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1515
www.insightland.com

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Area Map

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Aerial Map

Site Plan

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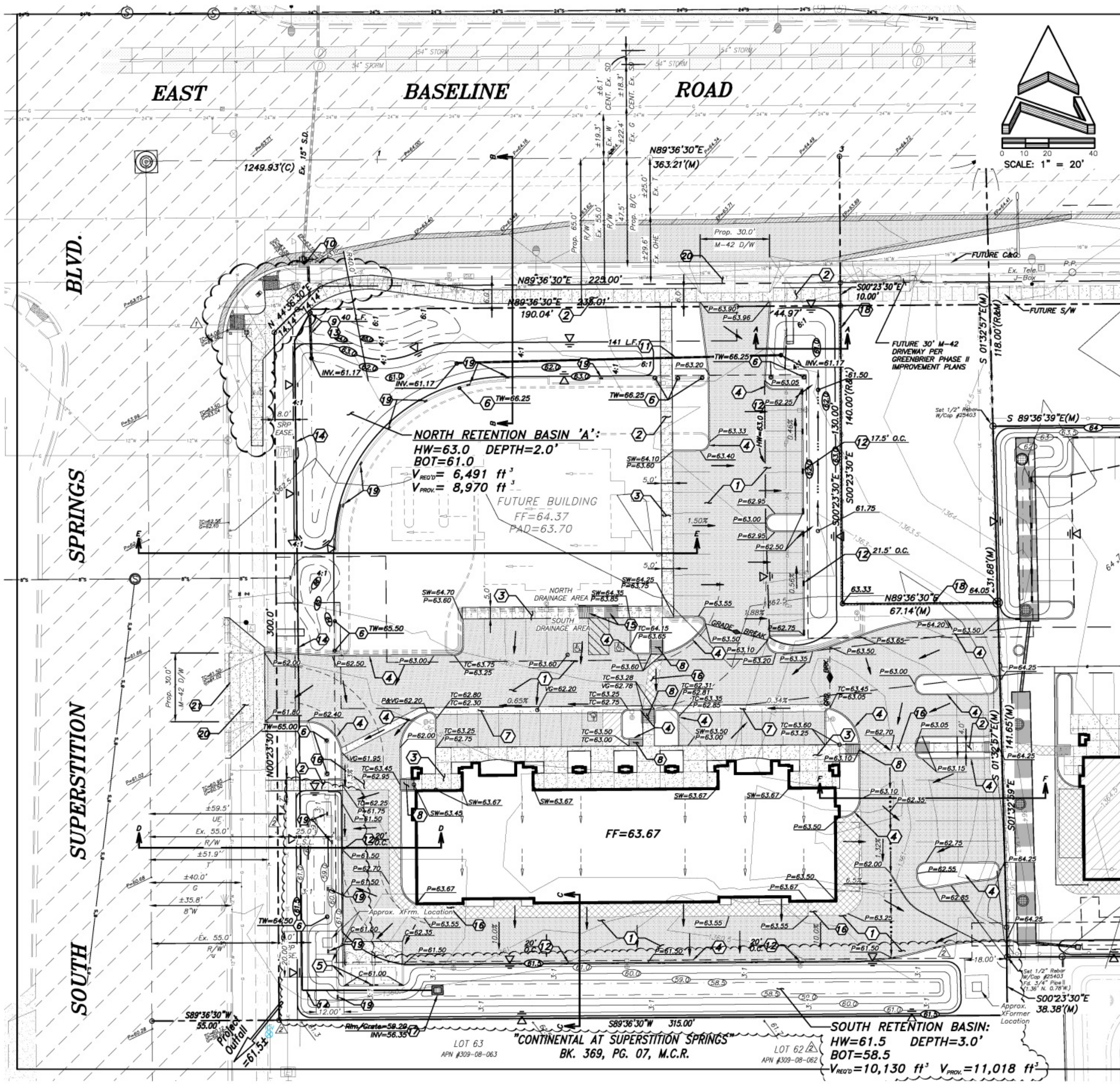

Construction Notes:

1. CONSTRUCT MAIN DRIVE WITH 3" A.C. (19 mm) OVER 6" A.B.C. & PARKING AREAS WITH 2" A.C. (19 mm) OVER 4" A.B.C. PER M.A.G. SPEC. 310 & 324.
2. CONSTRUCT CONCRETE SIDEWALK PER M.A.G. STD. DTL. 230; WIDTH AS SHOWN.
3. CONSTRUCT SIDEWALK W/TURNED DOWN EDGE PER DETAIL, SHEET C5.
4. CONSTRUCT EXTRUDED CONC. CURB ON THICKENED PVM'T EDGE PER M.A.G. STD. DTL. 201, TYPE 'A'. NOTE: SINGLE CURB PER M.A.G. STD DTL. 222-A IS ACCEPTABLE OPTION WITH OWNER'S APPROVAL.
5. CONSTRUCT DOUBLE REFUSE ENCLOSURE W/6' HIGH MASONRY SCREEN WALLS AROUND 6" THK. CONCRETE SLAB PER C.O.M. STD. DTL. 62.1-4; TEXTURE & DESIGN PER ARCHITECTS PLAN; CONSTRUCT OPENINGS IN BASE OF WALL AS SHOWN AND PER DETAIL, SHEET C5.
6. CONSTRUCT 36" HIGH SCREEN WALL; CONSTRUCTION DETAILS; COLORS & TEXTURES PER ARCHITECTS PLAN; TOP OF WALL AND BOTTOM OF WALL ELEVATIONS AS SHOWN.
7. CONSTRUCT 3' CONCRETE VALLEY GUTTER PER M.A.G. STD. DTL. 240.
8. CONSTRUCT SIDEWALK RAMP WITH 12:1 MAXIMUM SLOPE PER DETAIL, SHEET C5.
9. INSTALL 8" P.V.C., 40 L.F., TO CONNECT OUTFALL OF NORTH BASIN TO C.O.M. CATCH BASIN.
10. BORE HOLE IN BACK OF CATCH BASIN FOR 8" D.I.P. BLEED-OFF LINE & SEAL.
11. INSTALL 8" P.V.C. (SDR-35) STORM DRAIN EQUALIZER PIPE; LENGTH AS SHOWN. MITER EXPOSED PIPE ENDS TO MATCH RETENTION BASIN SLOPE.
12. CONSTRUCT CURB OPENING PER DETAIL, SHEET C5.
13. INSTALL 8" VALVE, BOX & COVER PER M.A.G. STD. DTL. 391-C TO REGULATE BASIN BLEED OFF SYSTEM; THE VALVE SHALL NORMALLY BE KEPT IN THE CLOSED POSITION AND OPENED AFTER THE STORM PASSES.
14. INSTALL 2 1/2" DIA. P.V.C. (SCH 40) PRESSURE RESERVOIR DRAIN PIPE FROM BASIN PUMP TO EXIST. CATCH BASIN. (371 L.F. TOTAL).
15. CONSTRUCT SIDEWALK RAMPS @ ACCESSIBLE PARKING STALL PER DETAIL, SHEET C5.
16. STAINED PATTERNED CONCRETE; SEE ARCHITECT'S PLAN FOR DESIGN AND INSTALLATION.
17. INSTALL SUBMERSIBLE PUMP (BARNES #SE411A W/5.00" IMP. 0.4HP OR EQUAL) WITH FLOAT ASSEMBLY IN CONC. CATCH BASIN PER M.A.G. STD. DTL. 535, TYPE 'F' & DETAIL, SHEET C5.
18. 8' C.M.U. WALL AROUND C.O.M. WELL SITE PER C.O.M. ENGINEERING DEPT. STANDARDS.
19. DRAINAGE OPENING AT BASE OF C.M.U. WALL PER DETAIL, SHEET C5.
20. CONSTRUCT COMMERCIAL DRIVEWAY PER C.O.M. STD. DTL. M-42; WIDTH AS SHOWN.
21. HORIZONTAL SAWCUT EXISTING CURB AND GUTTER (±62 L.F.)

Legend

- Street Right-of-Way Line
- Property Line
- Easement Line
- (R) Record Bearing & Distance
- (M) Measured Bearing & Distance
- Exist AC Pavement
- Exist Concrete
- W — Water Line
- S — Sanitary Sewer Line
- T — Telephone Line
- E — Electric Line
- P.P. Power Pole
- Street Light
- Traffic Signal Pole
- Parking Lot Light
- TSB Traffic Control Box
- TSP Traffic Signal
- Traffic Sign
- TP Telephone Pedestal
- E Electrical Transformer
- TV Cable Box
- T Telephone Riser
- Sanitary Sewer Manhole
- Storm Drain Manhole
- WV Water Valve
- F.H. Fire Hydrant
- WM Water Meter
- Backflow Prevention Device
- Water Meter
- Fd. Found
- B.C. Brass Cap
- H.H. Handhole
- T. Township
- R. Range
- Sec. Section
- Cor. Corner
- R/W Right-of-Way

Gas General Notes

ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT CITY OF MESA GAS OPERATIONS, MAINTENANCE, EMERGENCY RESPONSE AND CONSTRUCTION PRACTICE MANUAL.

WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-4500 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.

BEDDING OR SHADING MATERIAL ADJACENT TO THE CITY OF MESA GAS PIPE SHALL BE SELECT SANDY TYPE SOIL FREE OF ROCK AND DEBRIS THAT WILL PASS THROUGH A 3/8" SCREEN AS INSPECTED AND APPROVED BY CITY GAS INSPECTION PERSONNEL.

THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AS INDICATED ON THE CITY OF MESA DETAIL M-58 WHEN TRENCHING FOR THE WATERLINE WHERE A GAS MAIN IS TO BE INSTALLED IN THE SAME TRENCH.

CONTACT THE GAS DIVISION AT 480-644-2753 FOR SCHEDULING AND COORDINATION OF THE INSTALLATION OF NATURAL GAS MAINS AND/OR SERVICES.

CONTACT CITY OF MESA UTILITY SERVICES SUPERVISOR (HARRY JONES) AT 480-644-4496 PRIOR TO ANY INSTALLATION OF THE CUSTOMER'S GAS PIPING AT THE GAS METER LOCATION.

GAS LINE SHALL MAINTAIN A NOMINAL 12" (MINIMUM OF 8") SEPERATION FROM EXISTING WATER, SEWER, ELECTRICAL, CABLE TV AND TELCO FACILITIES.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES AND AVOIDING DAMAGE TO SAME. CALL (602) 263-1100 FOR BLUE STAKES, OUTSIDE MARICOPA COUNTY CALL 1-800-STAKEIT.

THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL ABANDONED UTILITIES THAT INTERFERES WITH THIS PROJECT. THE CITY OF MESA UTILITIES DEPARTMENT, LOCATING SECTION WILL ASSIST THE CONTRACTOR AS NEEDED, IN DETERMINING IF THE UTILITY (GAS, WATER AND SEWER ONLY) IS ABANDONED BY CALLING 480-644-4500.

ALL GAS NOTES IN DASHED BOXES ARE TO BE COMPLETED BY C.O.M. CREWS OR C.O.M. GAS LINE CONTRACTOR.

REVISIONS:
1. 9/13/07 – Curb Ramp Redesign
2. 10/18/07 – S. Ret'n Basin Redesign

GRADING, DRAINAGE & PAVING PLAN

RETAIL CENTER for GREENBRIER MARLBOROUGH DEVELOPMENT
7115 E. Baseline Road, Mesa, AZ 85209

REGISTERED CIVIL ENGINEER, CERTIFICATE NO. 18684, WILLIAM H. STANDAGE, ARIZONA, U.S.A.

Standage & Associates, Ltd.
Consulting Engineers
409 S. El Dorado
Mesa, Arizona 85202
(480) 892-8090

SHEET: 2 OF: 12 C2
PROJECT No.: 050625
SCALE: 1"=20'
PREPARED: BWB/WHS

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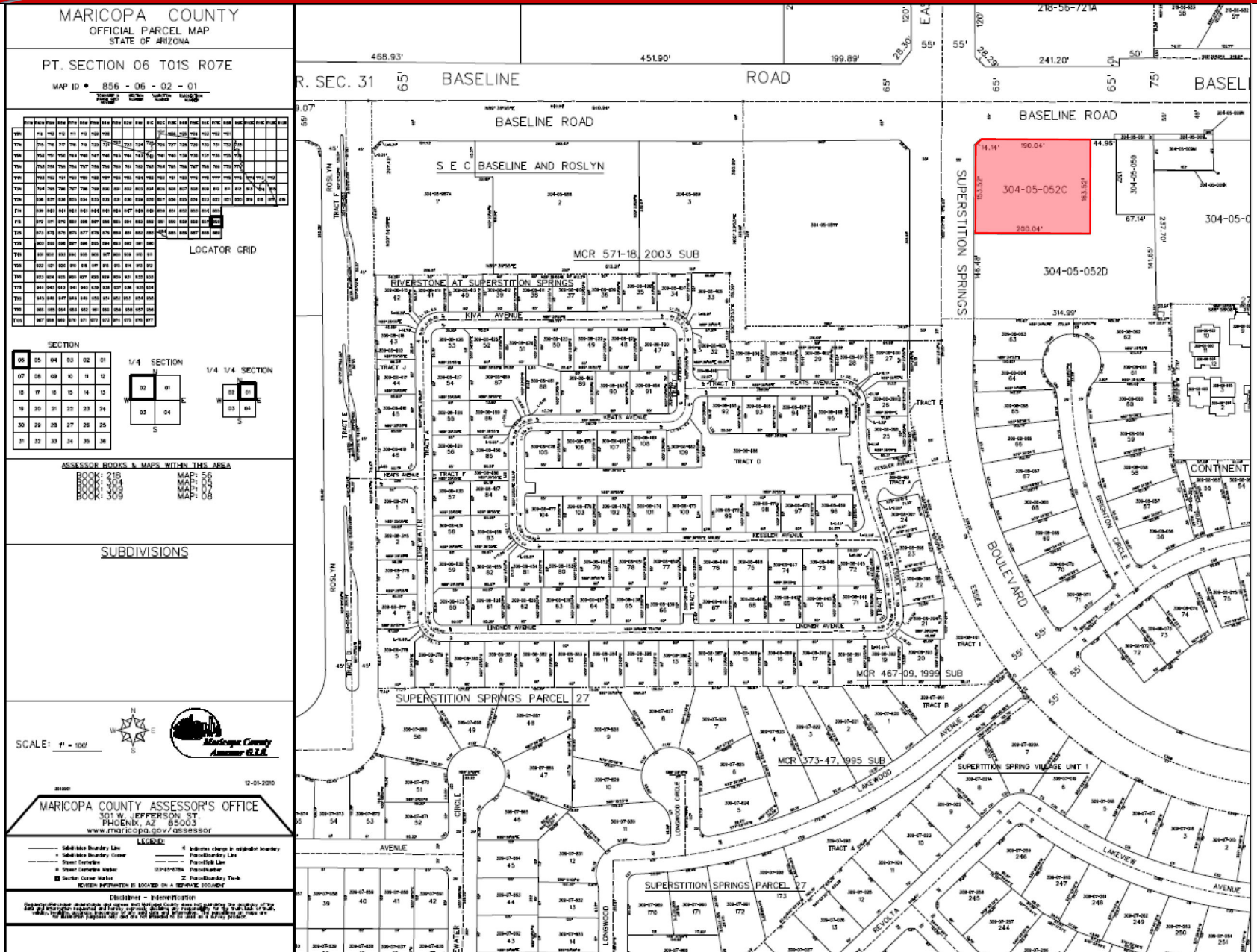
Parcel Map