

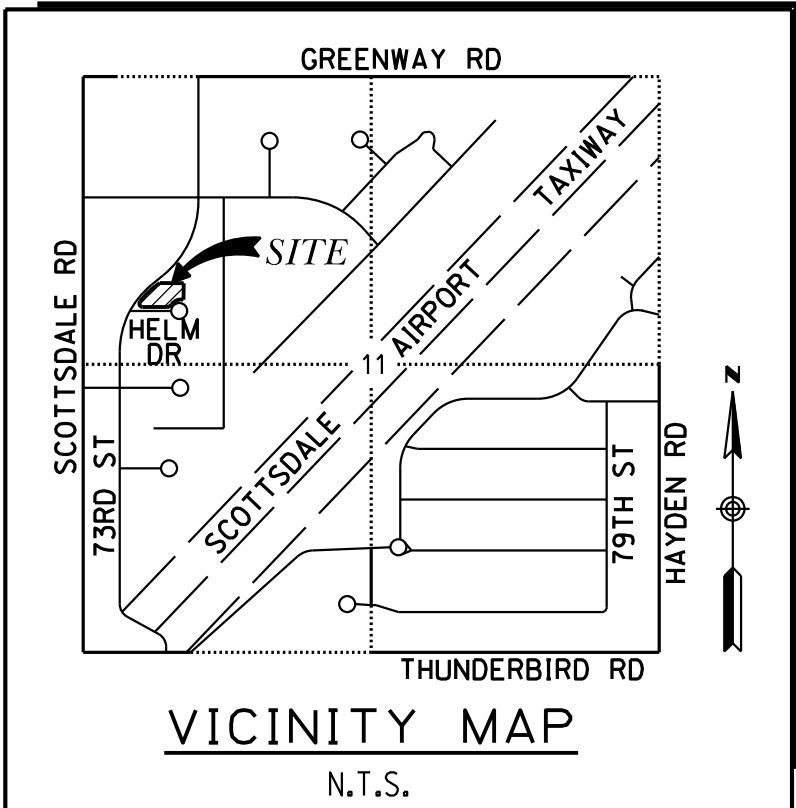
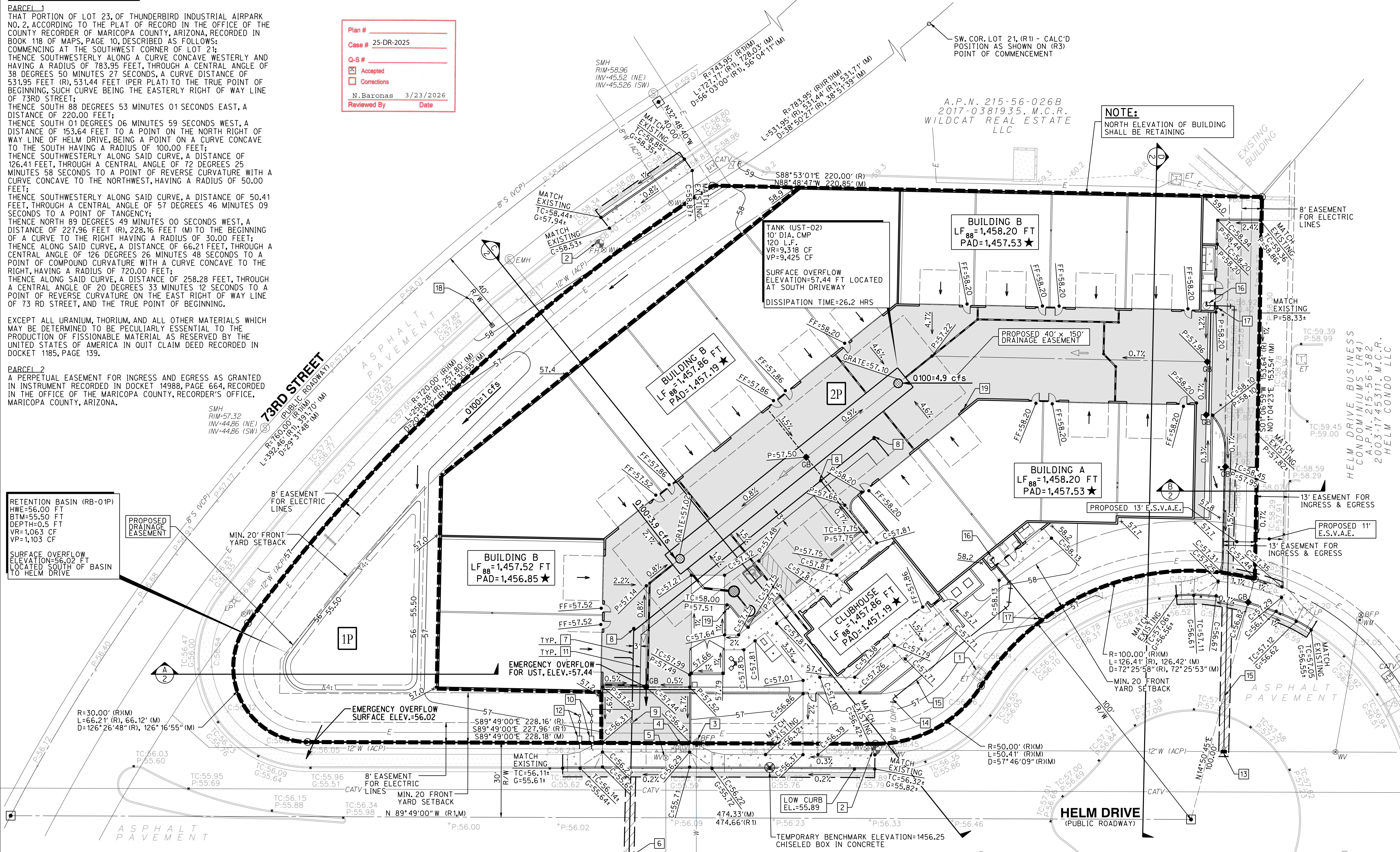
LEGAL DESCRIPTION:

PARCEL 1
 THAT PORTION OF LOT 23, OF THUNDERBIRD INDUSTRIAL AIRPARK NO. 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 118 OF MAPS, PAGE 10, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 21;
 THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 783.95 FEET, THROUGH A CENTRAL ANGLE OF 38 DEGREES 50 MINUTES 27 SECONDS, A CURVE DISTANCE OF 531.95 FEET (R), 531.44 FEET (PER PLAT) TO THE TRUE POINT OF BEGINNING, SUCH CURVE BEING THE EASTERLY RIGHT OF WAY LINE OF 73RD STREET;
 THENCE SOUTH 88 DEGREES 53 MINUTES 01 SECONDS EAST, A DISTANCE OF 220.00 FEET;
 THENCE SOUTH 01 DEGREES 06 MINUTES 59 SECONDS WEST, A DISTANCE OF 153.64 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HELM DRIVE, BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET;
 THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 126.41 FEET, THROUGH A CENTRAL ANGLE OF 72 DEGREES 25 MINUTES 58 SECONDS TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET;
 THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 50.41 FEET, THROUGH A CENTRAL ANGLE OF 57 DEGREES 46 MINUTES 09 SECONDS TO A POINT OF TANGENCY;
 THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF 227.96 FEET (R), 228.16 FEET (M) TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET;
 THENCE ALONG SAID CURVE, A DISTANCE OF 66.21 FEET, THROUGH A CENTRAL ANGLE OF 126 DEGREES 26 MINUTES 48 SECONDS TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 720.00 FEET;
 THENCE ALONG SAID CURVE, A DISTANCE OF 258.28 FEET, THROUGH A CENTRAL ANGLE OF 20 DEGREES 33 MINUTES 12 SECONDS TO A POINT OF REVERSE CURVATURE ON THE EAST RIGHT OF WAY LINE OF 73 RD STREET, AND THE TRUE POINT OF BEGINNING.

EXCEPT ALL URANIUM, THORIUM, AND ALL OTHER MATERIALS WHICH MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED BY THE UNITED STATES OF AMERICA IN OIL CLAIM DEED RECORDED IN DOCKET 1185, PAGE 139.

PARCEL 2
 A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS GRANTED IN INSTRUMENT RECORDED IN DOCKET 14988, PAGE 664, RECORDED IN THE OFFICE OF THE MARICOPA COUNTY, RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA.

Plan # _____
 Case # 25-DR-2025
 Q-S # _____
 Accepted
 Corrections
 N. Baronas 3/23/2026
 Reviewed By _____ Date _____



OWNER:
 AB II SOLL, LLC
 15029 N. THOMPSON PEAK PARKWAY
 SCOTTSDALE, AZ 85260
 CONTACT: DAVID PETERSON
 PHONE: (602) 418-3967
 EMAIL: DAVID@BRICKSTREETCOMPANIES.COM

ENGINEER:
 JMC ENGINEERING, PLLC
 7315 N 16TH STREET, SUITE 101
 PHOENIX, AZ 85020
 CONTACT: HELENE FLORENTO, P.E., C.F.M.
 PHONE: (602) 374-4148
 EMAIL: HFLORENTO@JMC-ENG.COM

ARCHITECT:
 ROBERT BROWN ARCHITECTS
 88 SOUTH SAN MARCOS PLACE
 CHANDLER, AZ 85225
 CONTACT: KELLY FERGUSON
 EMAIL: KELLY@RBROWNARCH.COM

ADDRESS: 14805 N. 73RD STREET
APN NUMBERS: 215-56-026C

BASIS OF BEARING:
 THE MONUMENT LINE OF HELM DRIVE, USING A BEARING OF NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, PER THE PLAT OF THUNDERBIRD INDUSTRIAL AIRPARK NO. 2, RECORDED IN BOOK 118, PAGE 10, M.C.R.

BENCHMARK:
 THE BENCHMARK USED FOR THIS SURVEY IS THE SOUTH QUARTER CORNER OF SECTION 11, MONUMENTED WITH A MARICOPA COUNTY ALUMINUM CAP, HAVING AN ELEVATION OF 1428.335, NAVD88 DATUM PER THE MCDOT SURVEY DATASHEET.

BENCHMARK STATEMENT:
 I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA"

HELENE FLORENTO, P.E., C.F.M. 02/05/2026
 DATE

- KEY NOTES:**
- EXISTING TRANSFORMER TO REMAIN
 - EXISTING FIRE HYDRANT(S) TO REMAIN
 - REMOVE EXISTING WATER METER & BACKFLOW
 - RELOCATE EXISTING JUNCTION BOX OR ADJUST TO GRADE PER UTILITY PROVIDER'S DISCRETION
 - ADJUST EXISTING WATER VALVE TO GRADE
 - NEW SEWER MANHOLE
 - NEW SEWER SERVICE
 - NEW SEWER CLEANOUT
 - NEW BACKWATER VALVE
 - NEW DOMESTIC WATER METER & BACKFLOW
 - NEW IRRIGATION METER, SERVICE & BACKFLOW
 - NEW TAPPING SLEEVE
 - CONNECT TO EXISTING FIRE SERVICE STUB
 - NEW FIRE SERVICE
 - NEW FIRE RISER WITH ATTACHED BACKFLOW
 - NEW FIRE DEPARTMENT CONNECTION (FDC)
 - NEW STREETLIGHT
 - INSTALL SIGNS AT EACH END OF THE UNDERGROUND STORAGE TANK THAT READ "NOTICE-UNDERGROUND STORMWATER STORAGE TANK," THE SIZE, COLOR, AND LOCATIONS OF SIGNS ARE SUBJECT TO CITY STAFF APPROVAL. OWNER/CONTRACTOR TO PROVIDE SIGN PACKAGE FOR CITY REVIEW.

***NOTE:**
 VERIFY PAD GRADE WITH FINAL BUILDING PLANS

REVISIONS		
NO.	DESCRIPTION	DATE

LEGEND:

	PROPERTY LINE		EXISTING WATER LINE
	ROADWAY CENTERLINE		EXISTING SEWER LINE
	RIGHT-OF-WAY LINE		EXISTING ELECTRIC LINE
	SETBACK LINE		EXISTING CATV LINE
	EASEMENT		DIRECTION OF FLOW & SLOPE
	ADJACENT LOT LINE		PROPOSED PAVEMENT ELEVATION
	HANDICAP PARKING		PROPOSED TOP OF CURB ELEVATION
	CONCRETE		PROPOSED GUTTER ELEVATION
	EXISTING FIRE HYDRANT		PROPOSED CONCRETE ELEVATION
	EXISTING WATER METER		PROPOSED FLOWLINE ELEVATION
	EXISTING BACKFLOW ASSEMBLY		FINISH FLOOR ELEVATION
	EXISTING WATER VALVE		GRADE BREAK
	EXISTING SEWER MANHOLE		PROPOSED UNDERGROUND RETENTION STORAGE TANK
	EXISTING LIGHT POLE		PROPOSED STORM DRAIN
	EXISTING ELECTRIC TRANSFORMER		SAWCUT LINE
	EXISTING ELECTRIC MANHOLE		
	EXISTING JUNCTION BOX		
	EXISTING CATV BOX		
	EXISTING TELEPHONE RISER		

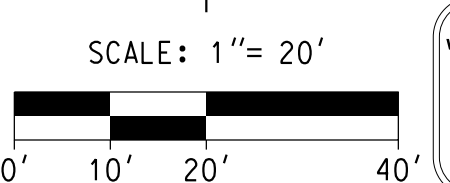
	PROPOSED ROOF DRAIN CLEANOUT
	PROPOSED DRYWELL
	PROPOSED CMP RISER WITH GRATE (INLET)
	DRAINAGE AREA DELINEATION
	DRAINAGE AREA ID
	NEW ASPHALT PAVEMENT
	CROSS SECTION ID
	SHEET NUMBER
	GARAGE SLOPE DIRECTION ARROW

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL	PANEL DATE	SUFFIX	DATE OF FIRM INDEX DATE	FIRM ZONE	BASE FLOOD ELEVATION (FT) (BASE FLOOD DEPTH IN ZONE A0)
045012	1760	10/16/13	L	07/20/21	ZONE X (SHADED)	N/A

RETENTION SUMMARY TABLE (SEE COMPANION DRAINAGE REPORT)

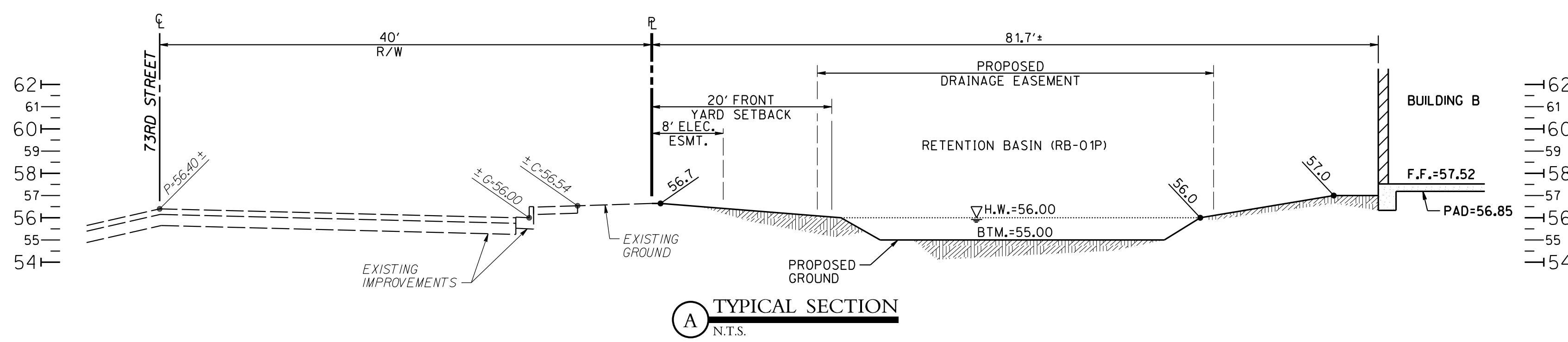
DESCRIPTION	EVENT	Vr	Vp	EXCESS	NOTE
DRAINAGE AREA 1P	100YR-2HR	1,063 CF	1,103 CF	40 CF	TO RETENTION BASIN (RB-01P)
DRAINAGE AREA 2P	100YR-2HR	9,318 CF	9,425 CF	107 CF	TO UNDERGROUND TANK (UST-02)



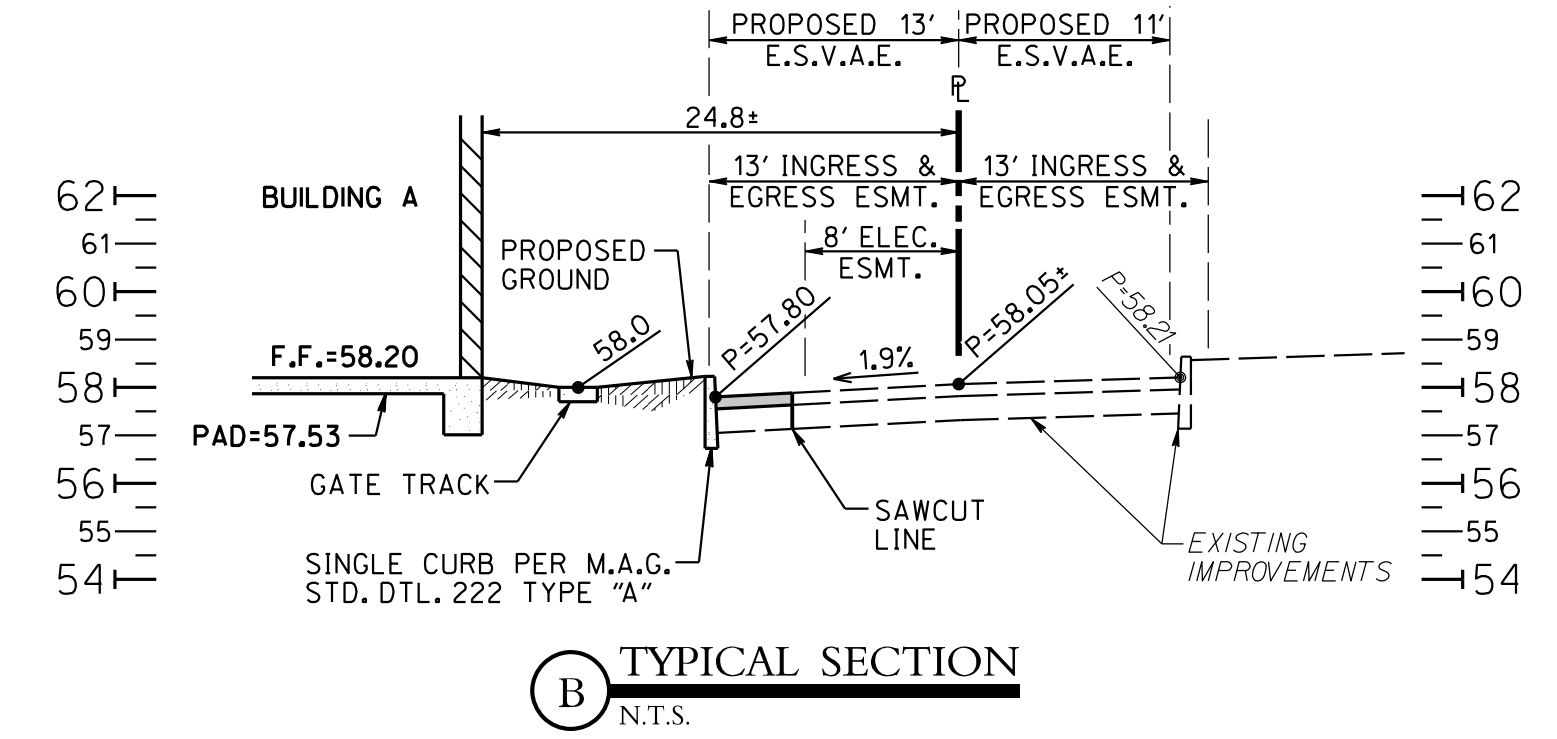
73RD & HELM AIRPARK GARAGE CONDOS
 14805 N. 73RD STREET, SCOTTSDALE, ARIZONA 85260
 PRELIMINARY GRADING & DRAINAGE PLAN W/ UTILITIES

PROJECT NO: 0222
 DATE: 5-FEB-2026
 DESIGNED: JMG/HFF
 DRAWN: HFF
 COPYRIGHT 2026
 JMC ENGINEERING
 7315 N 16TH STREET
 SUITE 101
 PHOENIX, AZ 85020
 HFLORENTO@JMC-ENG.COM
 Expires 3-31-2028

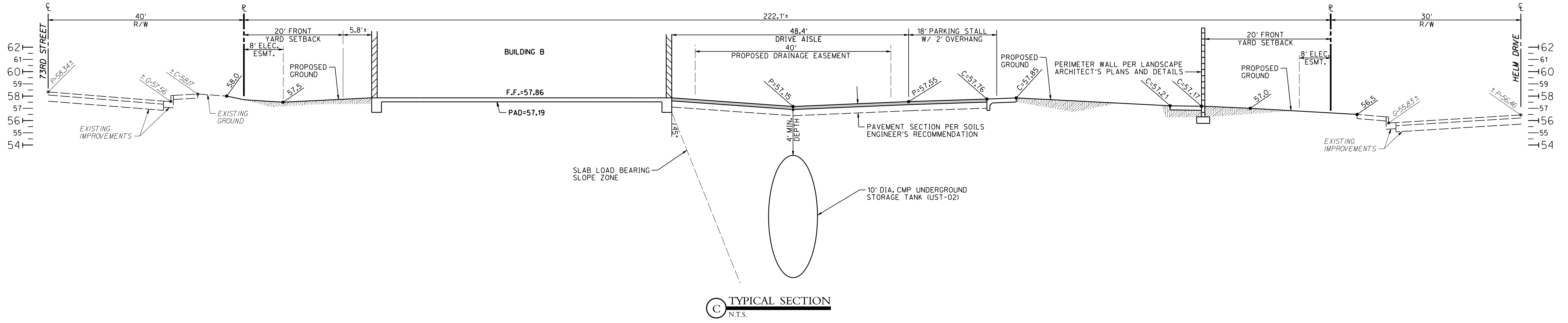
SHEET 1 OF 3



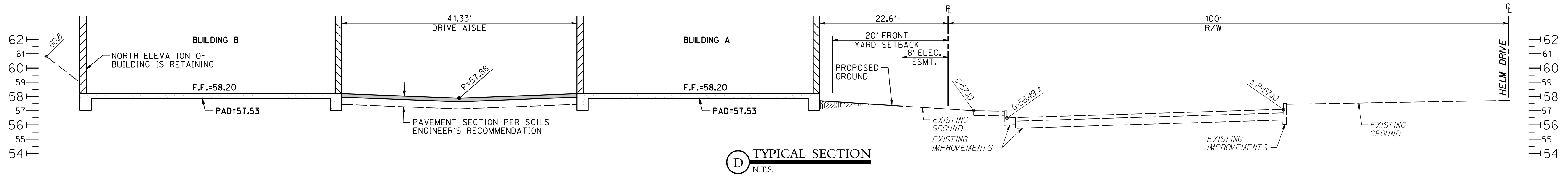
A TYPICAL SECTION
N.T.S.



B TYPICAL SECTION
N.T.S.



C TYPICAL SECTION
N.T.S.



D TYPICAL SECTION
N.T.S.

73RD & HELM AIRPARK GARAGE CONDOS
14805 N. 73RD STREET, SCOTTSDALE, ARIZONA 85260
TYPICAL SECTIONS



Expires: 3-31-2028

JMC ENGINEERING
7315 N. 10TH STREET
SUITE 101
PHOENIX, AZ 85021
HFLORENTO@JMC-ENG.COM

DESIGNED: JMC/HTF
DRAWN: HTF

PROJECT NO: 022
DATE: 5-FEB-2026

COPYRIGHT 2026
JMC ENGINEERING

REVISIONS		
NO.	DESCRIPTION	DATE



C:\Users\HeleneFlorento\jmc-eng.com\Projects - Genera\0222-73rd & Helm Airpark Garage Condos\Civi\0222pgrd02-sections.dgn (Modet Default)
5-FEB-2026

NOTE:
 THIS PLAN IS PRELIMINARY. ROOF DESIGN & SLOPES
 SUBJECT TO CHANGE DURING FINAL
 ENGINEERING/CONSTRUCTION DOCUMENT PHASE.

A.P.N. 215-56-026B
 2017-0381935, M.C.R.
 WILDCAT REAL ESTATE
 LLC

HELM DRIVE BUSINESS
 CONDOMINIUMS (R)
 A.P.N. 215-56-384
 2003-17-45311, M.C.R.
 HELM CONDO LLC

73RD STREET

HELM DRIVE



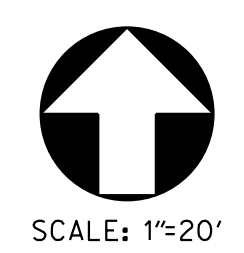
7315 N 10TH STREET
 SUITE 101
 PHOENIX, AZ 85024
 FLORENTO@JMC-ENG.COM

DESIGNED: JMC/HTF
 DRAWN: HTF

PROJECT NO: 022
 DATE: 5-FEB-2026

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 JMC ENGINEERING

73RD & HELM AIRPARK GARAGE CONDOS
 14805 N. 73RD STREET, SCOTTSDALE, ARIZONA 85260
 ROOF SLOPE DIAGRAM



SCALE: 1"=20'

REVISIONS		
NO.	DESCRIPTION	DATE

