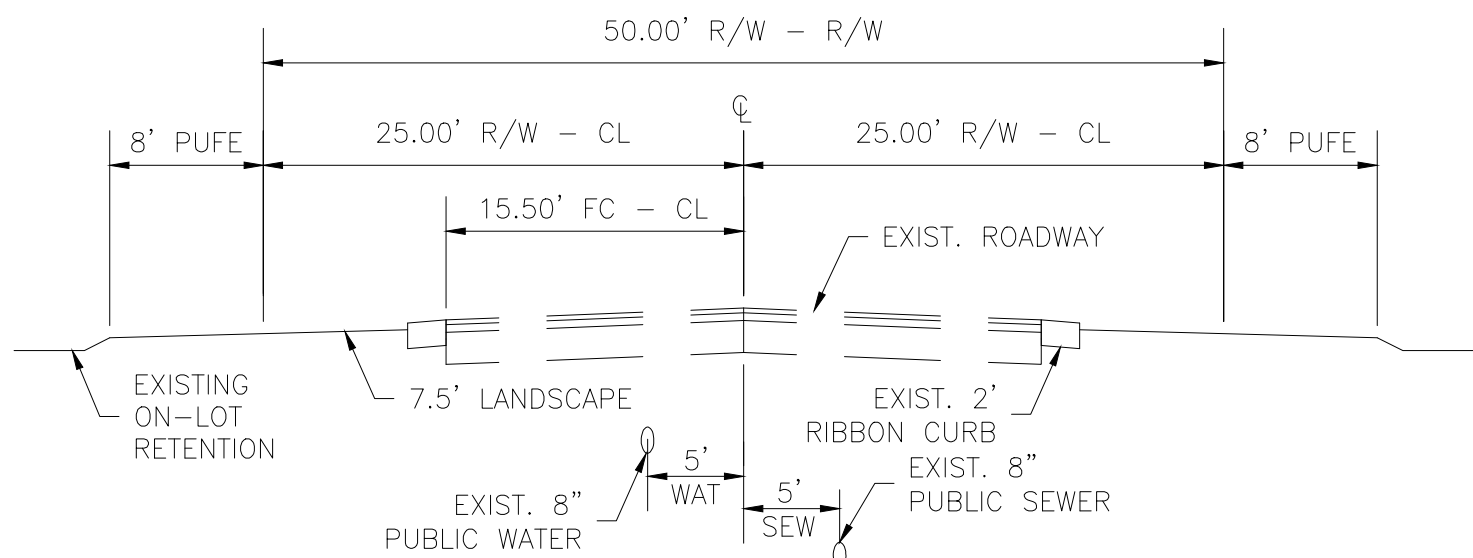
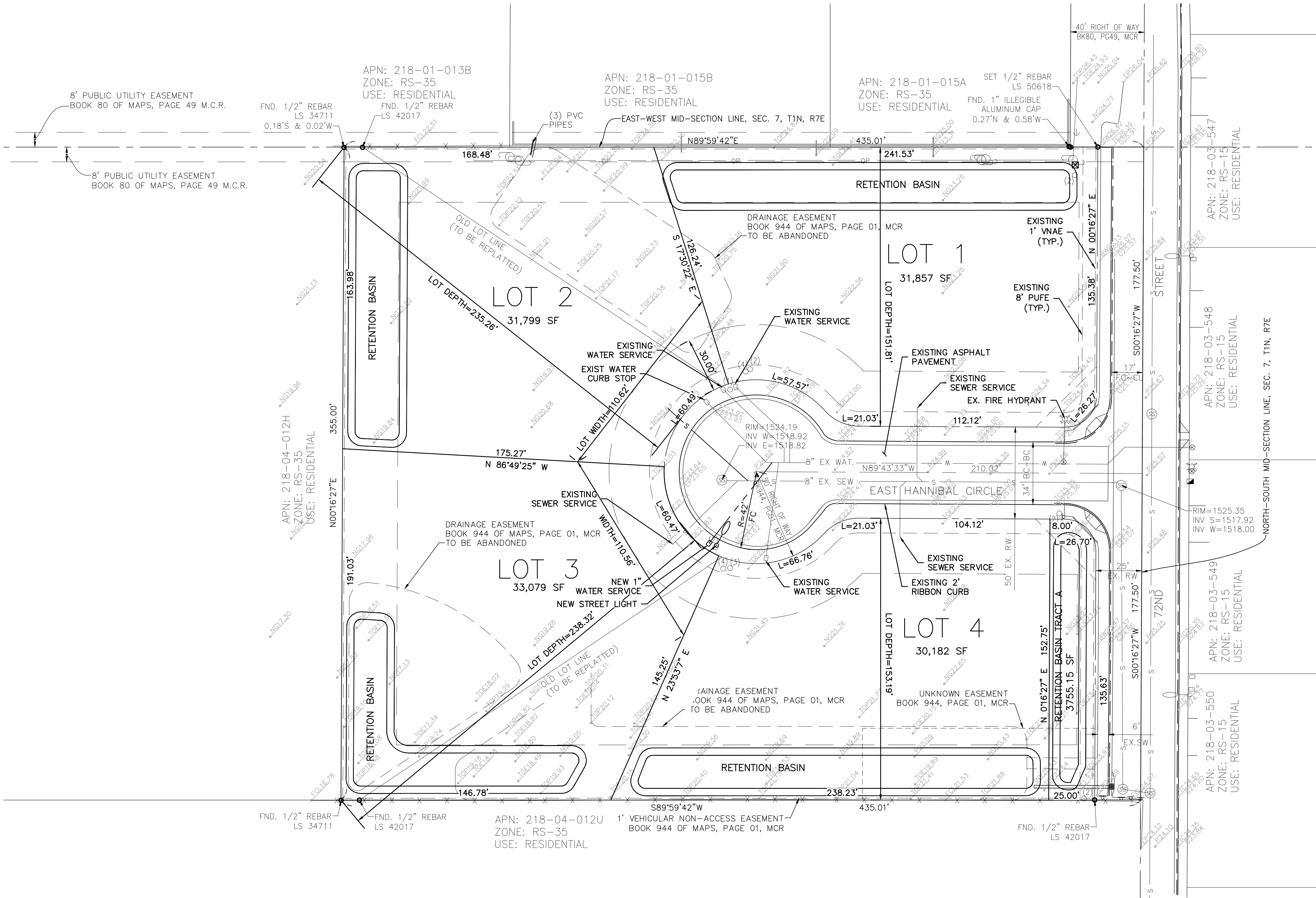
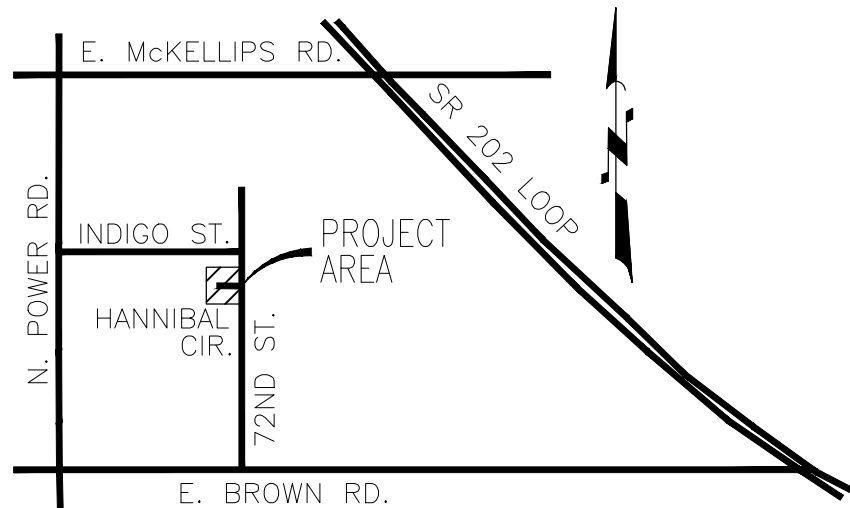




HANNIBAL STREET SECTION

LOOKING EAST
SCALE: 1"=10' (HORIZONTAL)
1"=5' (VERTICAL)



VICINITY MAP:
SCALE: 1"= 1/2 MILE

DEVELOPER:

LONG TERM DEVELOPMENT
2915 E. BASELINE RD #112
GILBERT, AZ 85234
PHONE: (480) 352-8255
FAX: (800) 779-2519
CONTACT: CHRIS LONG

CIVIL ENGINEER:

VISTA DESIGN GROUP, LLC
2715 E. HERMOSA VISTA DR.
MESA, AZ 85213
PH 602-686-7166
CONTACT: JARED COX, P.E.

SITE TABLE:

EXISTING ZONING: RS-35
PROPOSED ZONING: RS-15
LOT COUNT: 4
AVERAGE AREA: 31,729 SF
DENSITY: 1.12 (DU/AC.)

SETBACKS:

FRONT: 22'
FRONT: 30' GARAGE
SIDE: 7' MIN.
SIDE: 20' (AGGREGATE)
SIDE: 10' (STREET SIDE)
REAR: 30'

WATER/SEWER SERVICE:

THE EXISTING SUBDIVISION HAS WATER AND SEWER SERVICE PROVIDED TO THE 3 LOTS. THE EXISTING SERVICES WILL BE USED FOR THE NEW LOT. THE ADDITIONAL LOT WILL RECEIVE A NEW WATER AND SEWER SERVICE.

DRAINAGE NARRATIVE:

THE ONSITE DRAINAGE WILL BE RETAINED ON THE INDIVIDUAL LOTS. THE BASINS SHOWN ARE 12" DEEP AND ARE SIZED APPROPRIATELY FOR EACH LOT. HOWEVER, AT THE TIME OF DEVELOPMENT OF EACH LOT, THE LOT OWNER MAY RECONFIGURE SUCH DRAINAGE BASINS IN ACCORDANCE WITH CITY OF MESA DEVELOPMENT STANDARDS AND IN ACCORDANCE WITH AN INDIVIDUAL GRADING AND DRAINAGE PLAN. AT SUCH TIME, THE RETENTION BASIN(S) WILL BE SIZED AND LOCATED WITH THE SPECIFIC SITE PLAN FOR THAT LOT. THE OFFSITE DRAINAGE FROM THE CUL-DE-SAC WILL SURFACE DRAIN INTO THE ADJACENT LOTS. THE RUNOFF FROM 72ND STREET WILL ENTER THE EXISTING CATCH BASIN AND DRAIN ONTO THE TRACT. THE ULTIMATE OUTFALL FOR THE SITE IS THE SOUTHERN BOUNDARY OF THE SUBDIVISION. THE ULTIMATE OUTFALL FOR THE RETENTION BASIN TRACT IS 72ND STREET.

DRAINAGE CALCULATIONS:

RETENTION VOLUME CALCS.
DEPTH = 2.2 INCHES
ON-LOT C = 0.65
OFFSITE C = 0.85

LOT NO.	LOT AREA	FRONTAGE		REQ. RET. VOL.(CF)	PROVIDED RET.(CF)
		AREA			
1	31,857	5,862		4,710	4,817
2	31,799	1,493		4,022	4,181
3	33,079	1,404		4,161	4,322
4	30,182	6,077		4,544	4,756
TRACT A	3,755	8,875		1,830	1,857

DATE:

REVISIONS:

VISTA DESIGN GROUP, LLC
2715 E. HERMOSA VISTA DR.
MESA, AZ 85213
TEL: 602-686-7166
JCOX@VDTG-LLC.COM

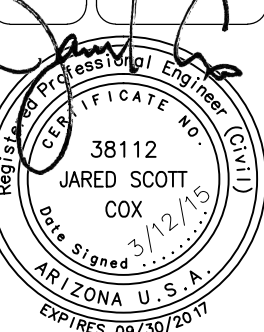
CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

DESIGNER: JSC
DRAWN BY: SB
CHECKED BY: JSC
DATE: 3/12/2015

SITE PLAN & PRELIMINARY PLAT

72ND STREET & HANNIBAL CIR.

MESA, ARIZONA



JOB NO.
14012

SHEET NO.
PREL-GD
1 OF 1

