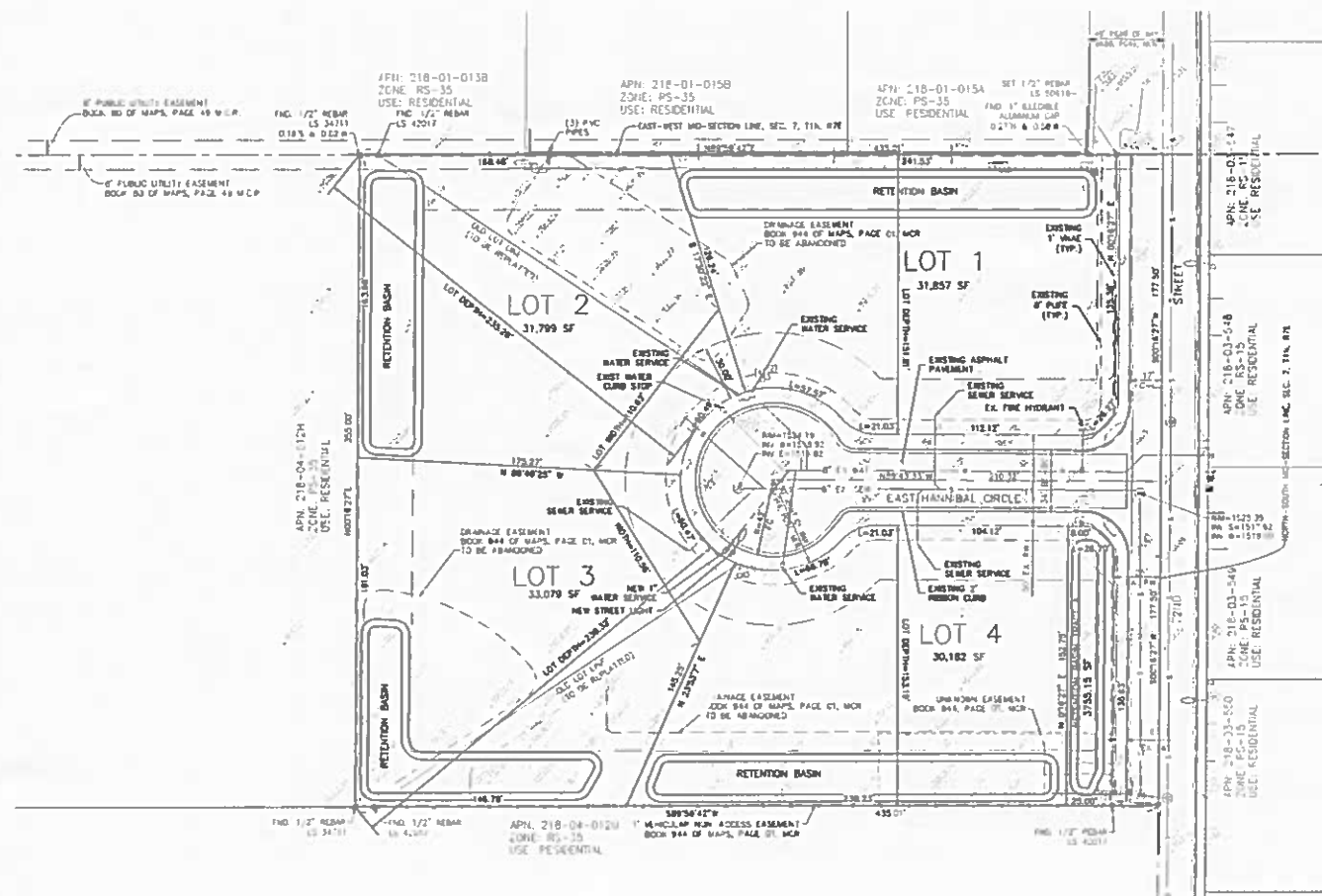


HANNIBAL STREET SECTION
SCALE: 1"=10' (HORIZONTAL)
1"=5' (VERTICAL)

APPROVED PLANS
PLANNING AND ZONING BOARD
DATE: 3.25.15
WITH STIPS: YES ☒ NO ☐



DEVELOPER:
LISC TECH DEVELOPMENT
7315 E. BASCOM RD #113
CUMMINGS, IN 46033
PHONE: (800) 552-8255
FAX: (800) 773-2519
CONTACT: CHRIS LONG

CIVIL ENGINEER:
SPITS DESIGN GROUP, LLC
7315 E. BASCOM RD #113
CUMMINGS, IN 46033
PHONE: (800) 552-8255
FAX: (800) 773-2519
CONTACT: CHRIS LONG

SITE TABLE:
EXISTING ZONING: RS-35
PROPOSED ZONING: RS-15
LOT COUNT: 4
TOTAL AREA: 131,729 SF
DENSITY: 112 (S.U./AC)

SETBACKS:
FRONT: 30' GARAGE
SIDE: 10'
REAR: 20' (LARGEST)
STREET: 10' (STREET SIDE)
REAR: 30'

WATER/SEWER SERVICE:
THE EXISTING SUBSTATION HAS WATER AND SEWER SERVICE PROVIDED TO THE 4 LOTS. THE EXISTING SERVICES WILL BE USED FOR THE NEW LOTS. THE EXISTING LOTS WILL RECEIVE A NEW WATER AND SEWER SERVICE.

DRAINAGE NARRATIVE:
THE EXISTING DRAINAGE WILL BE RETAINED ON THE EXISTING LOTS. THE DRAINAGE SYSTEMS ARE 12" DIPS AND ARE SIZED APPROPRIATELY FOR EACH LOT. HOWEVER, AT THE TIME OF DEVELOPMENT OF EACH LOT, THE LOT OWNER MAY RECONSTRUCT SUCH DRAINAGE SYSTEMS IN ACCORDANCE WITH CITY OF MESA DEVELOPMENT STANDARDS AND IN ACCORDANCE WITH AN INDIVIDUAL ENGINEER'S AND LANDSCAPE PLAN. IT IS THE INTENT OF THE DRAINAGE NARRATIVE TO BE SIZED AND LOCATED WITHIN THE SPECIFIC SITE PLAN FOR THAT LOT. THE EXISTING DRAINAGE FROM THE 1/4-1/4-AC WILL SURFACE DRAIN INTO THE ADJACENT LOTS. THE DRAINAGE FROM THE STREET WILL ENTER THE EXISTING CATCH BASIN AND DRAIN INTO THE TRACT. THE ULTIMATE OUTFALL FOR THE SITE IS THE SOUTHERN BOUNDARY OF THE SUBSTATION. THE ULTIMATE OUTFALL FOR THE RETENTION BASIN IS THE 1/4-1/4-AC STREET.

DRAINAGE CALCULATIONS:

RETENTION VOLUME CALCULATIONS				
DEPTH	AREA	DEPTH	AREA	DEPTH
2.0 INCHES	8.00	2.0 INCHES	8.00	2.0 INCHES
2.0 INCHES	8.00	2.0 INCHES	8.00	2.0 INCHES
2.0 INCHES	8.00	2.0 INCHES	8.00	2.0 INCHES
2.0 INCHES	8.00	2.0 INCHES	8.00	2.0 INCHES
2.0 INCHES	8.00	2.0 INCHES	8.00	2.0 INCHES
2.0 INCHES	8.00	2.0 INCHES	8.00	2.0 INCHES
2.0 INCHES	8.00	2.0 INCHES	8.00	2.0 INCHES
2.0 INCHES	8.00	2.0 INCHES	8.00	2.0 INCHES
2.0 INCHES	8.00	2.0 INCHES	8.00	2.0 INCHES

SITE PLAN & PRELIMINARY PLAT

72ND STREET & HANNIBAL CIR.



JOB NO.
14012
SHEET NO.
1 OF 1