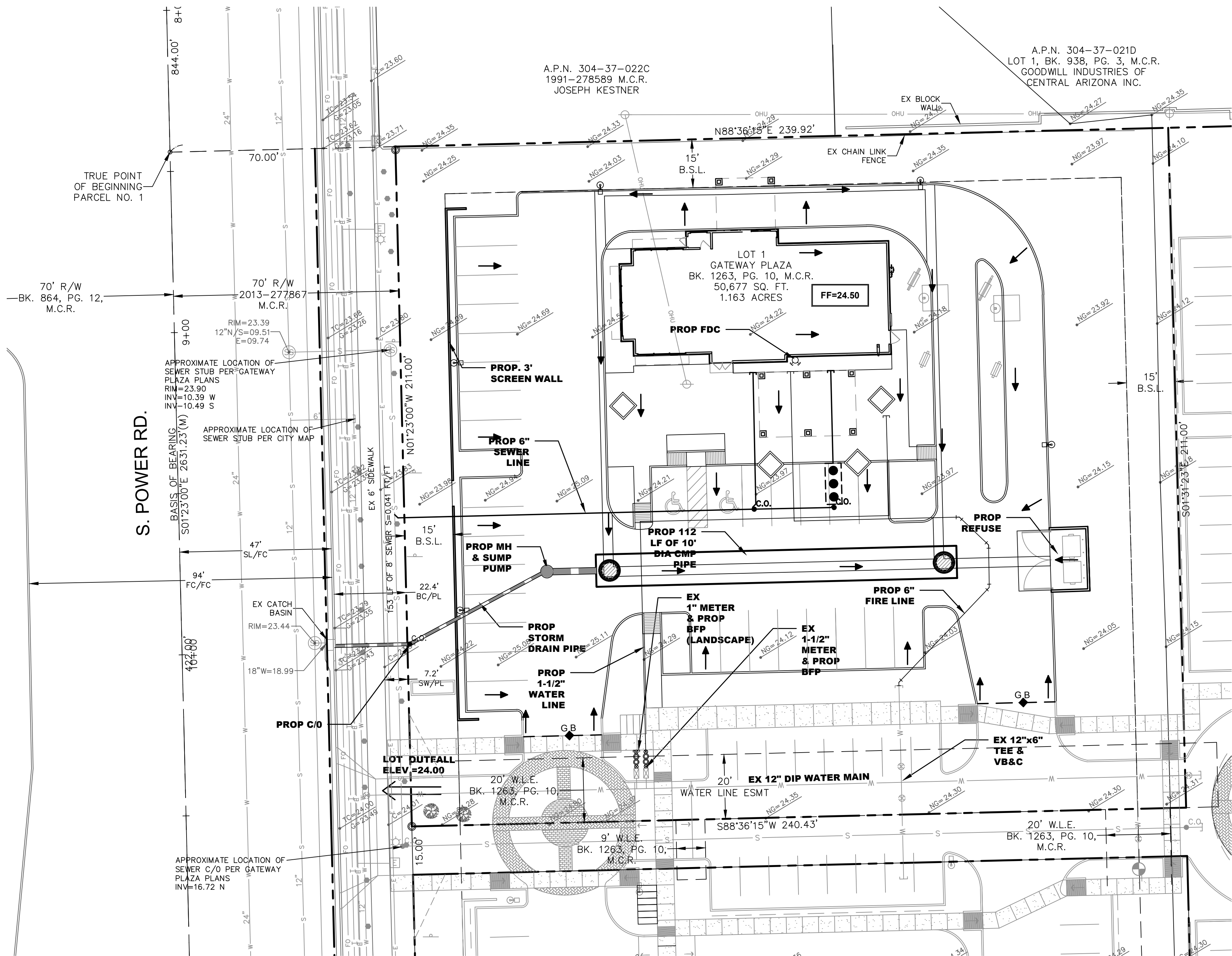


POPEYE'S LOUISIANA KITCHEN
CONCEPTUAL DRAINAGE & UTILITY PLAN
5329 S. POWER ROAD, MESA, ARIZONA



RETENTION CALCULATIONS	
RETENTION VOLUME REQUIRED	WHERE: Vr = VOLUME REQUIRED IN CF
$V_r = (D/12) \times C \times A$	C = RUNOFF COEFFICIENT
SITE AREA = 1.16 AC., 50,677 SF	D = 100 YR-2HR INTENSITY IN FT
$V_r = (2.18/12)(0.95)(50,677)$ SITE	A = AREA IN SF
TOTAL RETENTION VOLUME REQUIRED	TOTAL RETENTION VOLUME PROVIDED
$V_r = 8,746$ cf	$V_p = 8,796$ cf (112 LF OF 10' DIA CMP)

DESCRIPTION OF CIVIL WORK:

- PER THIS SHEET THE PUBLIC WATER, FIRE, SEWER SERVICE AND STORM DRAIN DISCHARGE LINES WILL BE CONSTRUCTED BY GATEWAY PLAZA PROJECT OWNER.
- THE SOUTHERN MOST DRIVE ENTRANCE WILL BE CONSTRUCTED WITH THE GATEWAY PLAZA PROJECT OWNER.
- A TEMPORARY DRIVE ISLE WILL BE CONSTRUCTED BY THE GATEWAY PLAZA OWNER TO CONNECT TO THE GOODWILL PROPERTY TO THE NORTH. THE GATEWAY PLAZA OWNER WILL PROVIDE NECESSARY INFORMATION AND EASEMENTS TO THE CITY OF MESA FOR CONSTRUCTION AND PERMITTING.

RETENTION STATEMENT

THIS SITE WILL RETAIN THE 100 YEAR 2 HOUR STORM EVENT IN 10' DIA CMP PIPE. NO OFF-SITE FLOWS IMPACT THIS SITE.

LEGEND OF EXISTING FEATURES

- FOUND BRASS CAP IN HANDHOLE
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH CAP & TAG RLS #45763
- CALCULATED POINT, NOTHING FOUND
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- LIGHT POLE
- UTILITY POLE
- ELECTRIC JUNCTION BOX
- CABLE TV RISER
- IRRIGATION CONTROL VALVE
- SIGN
- TREE
- GROUND ELEVATION
- TOP OF CURB & GUTTER ELEVATION
- CONCRETE ELEVATION

- A.P.N. ASSESSOR PARCEL NUMBER
- B.S.L. BUILDING SETBACK LINE
- M.C.R. MARICOPA COUNTY RECORDER
- I/E INGRESS AND EGRESS
- R/W RIGHT-OF-WAY
- D.K.T. DOCKET
- B.K. BOOK
- P.G. PAGE
- BC BACK OF CURB
- FC FACE OF CURB
- PL PROPERTY LINE
- SL SECTION LINE
- SW SIDEWALK
- (M) MEASURED DIMENSION

- SD STORM DRAIN LINE
- S SANITARY SEWER LINE
- W WATER LINE
- T TELEPHONE LINE
- E ELECTRIC LINE
- FO FIBER OPTIC LINE
- OHU OVERHEAD UTILITY LINE
- CONCRETE

DEVELOPER/OWNER

Z&H FOODS, INC.
3100 MAIN STREET
SUITE 301
DALLAS, TX 75226
CONTACT: JEFFERY BENNETT

ARCHITECT

ID STURDIO 4, LLC
15650 N. BLACK CANYON HWY. #B-235
PHOENIX, AZ 85053
PH: (602) 938-1453
CONTACT: ALEX RAMON

ENGINEER:

SBL ENGINEERING, LLC.
1957 E. SUNBURST LANE,
TEMPE, AZ 85284
PH: (602) 326-5848
FX: (480) 619-6334
CONTACT: JENNIFER SMITH

SURVEYOR:

LSRS LAND SURVEY
2231 W. CALLE DEL SOL
PHOENIX, AZ 85085
PH: (480) 650-4006
FX: (480) 718-7668
CONTACT: JAY VANLANDSCHOOT

BENCHMARK

BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF POWER ROAD AND LOOP 202.
ELEVATION=1324.10 (CITY OF MESA DATUM)

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, WHICH BEARS S01°23'00"E.

PARCEL & SITE ADDRESS

APN: 304-37-0100 (RE-PLAT IN PROCESS)
SITE ADDRESS 5329 S. POWER ROAD, MESA, ARIZONA
ZONING: THIS SITE IS CURRENTLY ZONED AS LC

AREA:

50,677 SQFT
1.163 ACRES

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2760L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE 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 FLOOD.

LEGAL DESCRIPTION

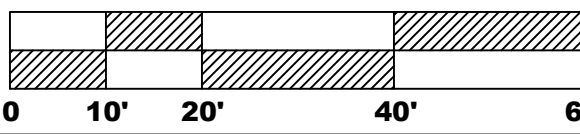
THE BELOW LEGAL DESCRIPTION CONSIST OF LOT 1 OF THE FUTURE FINAL PLAT OF GATEWAY PLAZA, BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, BEING A BRASS CAP IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER, BEING A BRASS CAP IN HANDHOLE, BEARS SOUTH 01°23'00" EAST, FOR A DISTANCE OF 2631.22 FEET; THENCE SOUTH 01°23'00" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 844.00 FEET; THENCE NORTH 88°36'15" EAST, FOR A DISTANCE OF 70.00 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH POWER ROAD, ACCORDING TO INSTRUMENT NUMBER 2013-0277867, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°36'15" EAST, FOR A DISTANCE OF 239.92 FEET; THENCE SOUTH 88°36'15" WEST, FOR A DISTANCE OF 240.43 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID SOUTH POWER ROAD; THENCE NORTH 01°23'00" WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID SOUTH POWER ROAD, FOR A DISTANCE OF 211.00 FEET, TO THE POINT OF BEGINNING;

LEGEND OF PROPOSED FEATURES

- G.B. GRADE BREAK
- DRAINAGE FLOW
- SD MH
- CATCH BASIN
- FF=XX.XX FINISH FLOOR
- STORM DRAIN PIPE
- FDC
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTION DEVICE
- LOT OUTFALL
- SEWER CLEANOUT
- PROPOSED 10' DIA CMP
- DISCHARGE PUMP

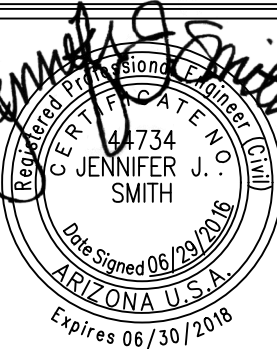
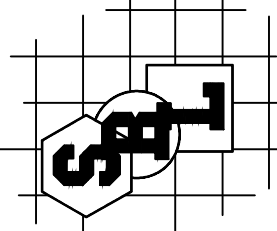
PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

SCALE: 1"= 20'



CALL TWO WORKING DAYS
BEFORE YOU DIAL
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

SBL Engineering, LLC.
ph: (602) 326-5848
www.sbl-eng.com



POPEYE'S LOUISIANA KITCHEN
5329 S. POWER ROAD, MESA, AZ
CONCEPTUAL DRAINAGE & UTILITY PLAN

DATE	
REVISIONS	

DATE:	06/29/16
PROJ. NO:	15-120
DESIGN:	CB
DRAWN:	CB
CHECK:	JS
SCALE:	1"=20'
CAD FILE:	15120DX

CONCEPT G&D
UTILITY PLAN
CP1
1 of 1