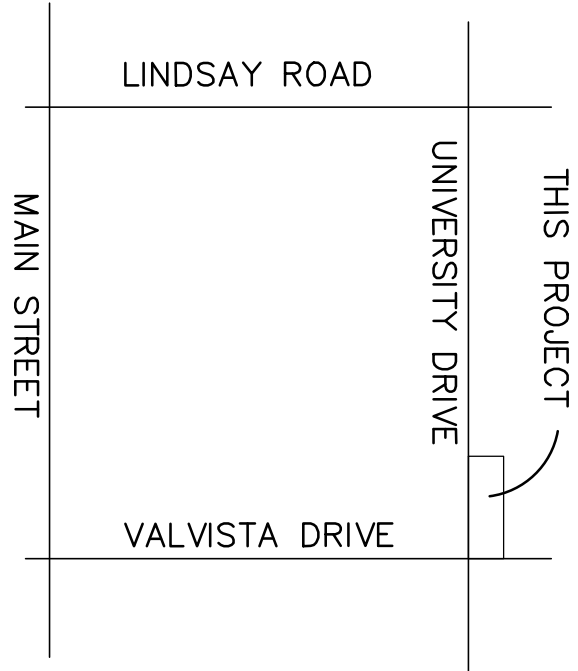
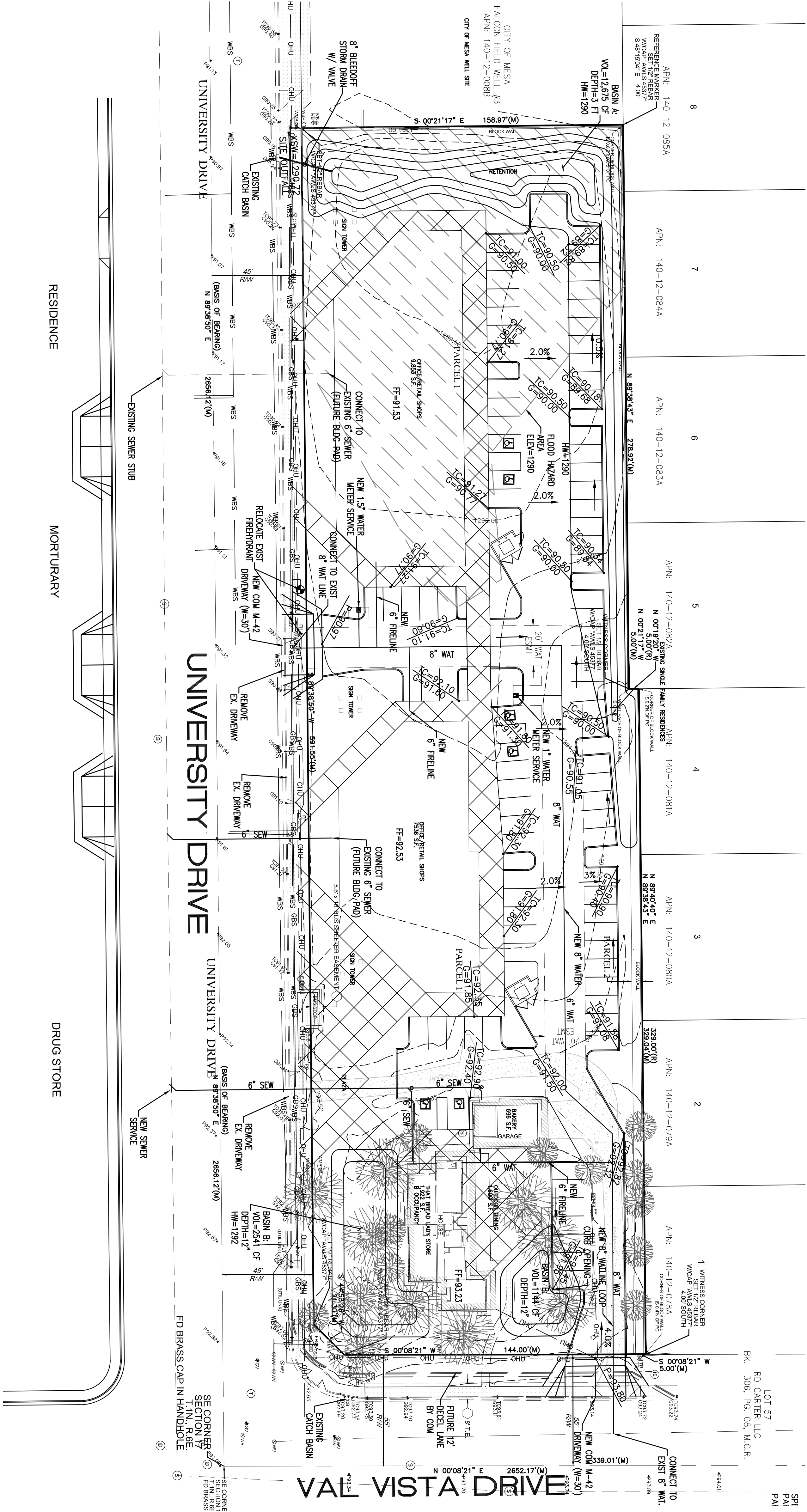


CONCEPTUAL GRADING & DRAINAGE PLAN

FOR

JOHNSON PROPERTY - NWC OF UNIVERSITY & VAL VISTA



VICINITY MAP
NO SCALE
NORTH

OWNER/DEVELOPER:

DAVID A. JOHNSON
1425 N. ORLANDO
MESA, AZ 85204

APPLICANT:

PEW & LAKE, PLC
1744 S. VAL VISTA
SUITE 217
MESA, AZ 85204
PH: 480-461-4670
ATTN: REESSE L. ANDERSON

ARCHITECT:

WOODS ASSOCIATES ARCHITECTS, LLC
3319 S. MCDOWELL ROAD
MESA, AZ 85213
PH: 480-962-7672
ATTN: FRED WOODS

CIVIL ENGINEER:

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

LEGEND:

B.S.L.	BUILDING SETBACK LINE
— — — — —	CENTER LINE
⊙	MAXWELL PLUS DRYWELL
⋈	EX. SPRINKLER HOOKUP (FIRE DEPARTMENT)
△	EX. TELEPHONE RISER
TV	EX. TV J-BOX
E	EX. ELECTRIC BOX
M	EX. MAIL BOX
FF	FINISH FLOOR
FG	FINISH GRADE
→	FLOW ARROWS
G=XX.XX	GUTTER ELEVATION
HME	HIGH WATER ELEVATION
TC=XX.XX	TOP OF CURB ELEVATION
PUE	PUBLIC UTILITY EASTMAN
U.O.E.	ULTIMATE OUTFALL ELEVATION

PARCEL DESCRIPTION

Parcel 1

The South 204 feet of the Southeast quarter of the Southeast quarter of Section 17, Township 1 North, Range 6 east of the Gila and Salt river Base and Meridian, Maricopa County, Arizona, lying North and East of the East Right-of-Way line of the Eastern Canal.

Except the following described property:

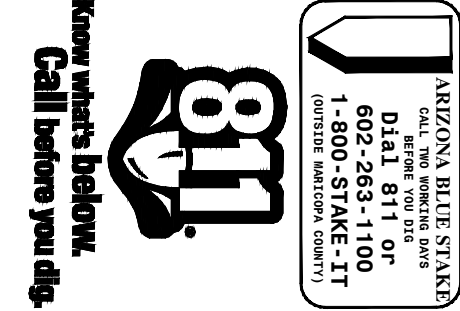
Beginning at a point on the South line of the Southeast quarter of said Section 17, a distance of 83.69 feet to the East line of the Eastern Canal; thence North 89 degrees 40 minutes 40 seconds East, 329.00 feet, along the East Right-of-Way line of the Eastern Canal with the South line of the Southeast quarter of said Section 17; thence North 30 degrees 18 minutes 30 seconds West 52.12 feet, along the East Right-of-Way line of the Eastern Canal to the True Point of Beginning; thence North 89 degrees 40 minutes 40 seconds East, 329.00 feet to a point on the West Right-of-Way line for Val Vista Drive; thence South 90 degrees 19 minutes 18 seconds West along said Right-of-Way and the East line of said Lot 1 to the Southeast corner of said Lot 1, said point being the point of Beginning; thence West 203.50 feet to the True Point of Beginning; and

Except the South 33 feet and the East 33 feet; and

Except those portions conveyed to the City of Mesa by documents recorded in Docket 10981, page 595 and Document No. 1990-19521

Parcel 2

A portion of Lots 1 through 4, THAYER PARK MANOR, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 311 of Maps, Page 18, also being in the Southeast quarter of Section 17, Township 1 North, Range 6 East of the Gila and Salt river Base and Meridian, Maricopa County, Arizona, more particularly described as follows:



Beginning at the South corner of Lot 1 of said Thayer Park Manor; thence South 89 degrees 40 minutes 40 seconds West 329.00 feet, along the South line of said lots 1 through 4, also being common to the North line of the South 204.00 feet of said Southeast quarter of Section 17; thence North 90 degrees 19 minutes 20 seconds West 5.00 feet, along the West line of said Lot 4 thence North 89 degrees 40 minutes 40 seconds East, 329.00 feet to a point on the West Right-of-Way line for Val Vista Drive; thence South 90 degrees 19 minutes 18 seconds West along said Right-of-Way and the East line of said Lot 1 to the Southeast corner of said Lot 1, said point being the point of Beginning

STORM DRAIN NARRATIVE

THE SITE HAS BEEN DESIGNED TO CAPTURE AND RETAIN THE ONSITE RUNOFF FROM THE 100-YR, 2 HOUR STORM EVENT.

OFFICE/RETAIL: THE RUNOFF WILL BE DIRECTED TO A RETENTION BASIN ON THE WEST SIDE OF THE SITE WHICH HAS SIDE SLOPES OF 4:1 AND A DEPTH OF 3'. THE BASIN WILL BE DRAINED WITH AN 8" STORM DRAIN CONNECTED TO THE EXISTING CATCH BASIN IN THE SOUTHWEST CORNER OF THE SITE. THE 8" LINE WILL HAVE A VALVE TO CONTROL THE RELEASE OF THE STORM WATER. THE FINISHED FLOORS OF THE BUILDINGS WILL BE SET A MINIMUM OF 12" ABOVE THE KNOWN FLOOD ELEVATION OF 1290.

RESTAURANT: THE RUNOFF WILL BE RETAINED ONSITE WITHIN A SHALLOW RETENTION BASIN LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY. THE BASIN DEPTH WILL BE LESS THAN 12" AND THEREFORE DOES NOT REQUIRE ANY ADDITIONAL DEVATERING.

OFFSITE: THE OFFSITE STORMWATER WITHIN VAL VISTA FLOWS TO THE SOUTH AND ENTERS AN EXISTING CATCH BASIN LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION. THE STORM WATER ALONG UNIVERSITY FLOWS TO THE WEST AND ENTERS A CATCH BASIN LOCATED AT THE SOUTHWEST CORNER OF THE SITE. THE EXISTING CATCH BASINS WILL NOT BE MODIFIED WITH THE PROPOSED DEVELOPMENT IMPROVEMENTS.

FLOOD VOLUME: THE FLOOD WATER VOLUME DISPLACED ON-SITE WILL BE PROVIDED FOR WITHIN THE UNDERGROUND RETENTION TANKS. THE SITE OUTFALL WILL REMAIN THE SAME.

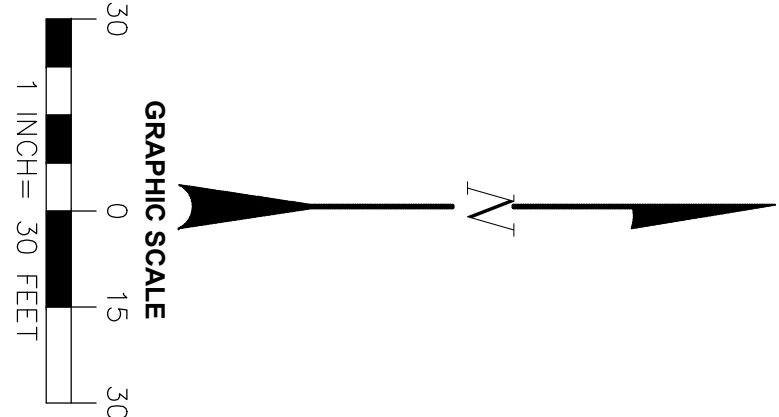
STORM DRAIN CALCULATIONS

RETENTION VOLUME CALCS.				
DEPTH = 2.2 INCHES				
LOT NO.	LOT AREA	RUNOFF COEFFICIENT	REQ. RET. VOL.(G)	PROVIDED RET.(G)
1	98.070	0.85	15,283	16,361
Excess Volume=				1,078 ft ³
				7%

FLOODPLAIN

THE SITE IS PARTIALLY LOCATED IN ZONE AH (DOT HATCHED) ON FEMA FLOOD INSURANCE RATE MAP NUMBER 0401302270M, PANEL 2270M OF 4425, REVISED NOV. 04, 2015. ZONE AH (DOT HATCHED) ON THIS MAP DENOTES SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

ZONE AH: FLOOD DEPTH OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.



BASIS OF BEARING

THE MONUMENT LINE OF N. VAL VISTA DRIVE, USING A BEARING OF SOUTH 00 DEGREE 10 MINUTES 16 SECONDS WEST PER THE PLAT OF THAYER PARK MANOR, RECORDED IN BOOK 311, PAGE 18, M.C.R.

BENCHMARK

A BRASS CAP IN HAND HOLE AT INTERSECTION OF N. VAL VISTA DR. AND E. UNIVERSITY DR., BEING THE SOUTH EAST CORNER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 6 EAST, LOCATED AT THE INTERSECTION OF MCCOUEEN ROAD AND HOUSTON AVENUE. ELEVATION: 1292.28 NAVD88



CIVIL ENGINEERING
CONSULTANTS

JOB NUMBER	15019
DRAWING	
DATE	6-18-2016
SHEET	1 OF 1

CONCEPTUAL GRADING / DRAINAGE PLAN
UNIVERSITY & VAL VISTA REZONE
406 NORTH VAL VISTA DRIVE
MESA, ARIZONA

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REVISION	DATE
1	
2	
3	