

PRELIMINARY GRADING & DRAINAGE PLAN

FOR

BELLA VIA VILLAGE SHOPS

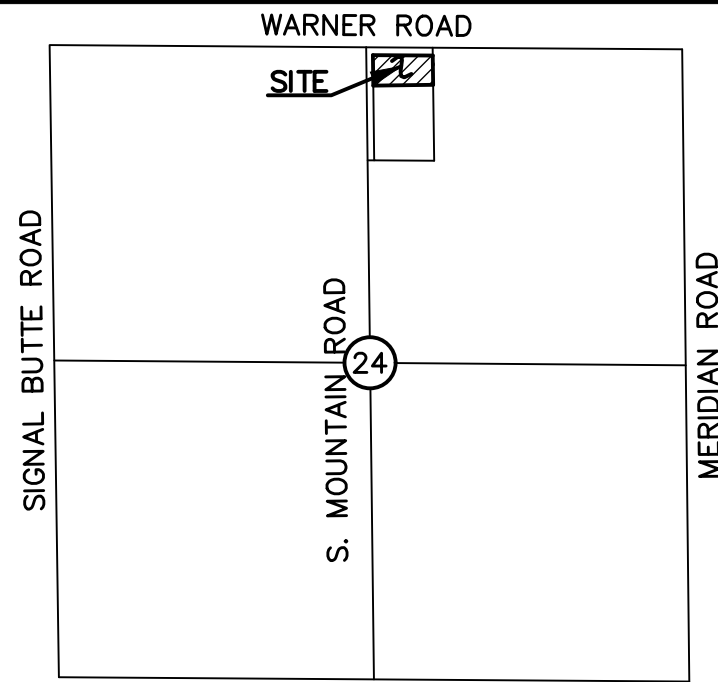
4425 SOUTH MOUNTAIN ROAD, MESA, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

EX. "STRATFORD ESTATES"
BOOK 555, PAGE 04, M.C.R.
ZONED: R1-7

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FLOOD ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
04013C	2705 09-30-05	F	09-30-05	D	N/A



VICINITY MAP

N.T.S.

OWNER/DEVELOPER

CRAIG-STEVEN DEVELOPMENT CORP.
MR. RICK STRUSINER
401 HUEHL ROAD
SUITE 1-A
NORTHBROOK, IL 60062
OFFICE: 847-564-5740 EXT: 133
MOBILE: 847-875-1018

ENGINEER

D & M ENGINEERING
DURAN THOMPSON, P.E.
1833 W. MAIN ST. STE. 141
MESA, AZ. 85201
PHONE: 480-350-9590
FAX: 480-350-9486

ARCHITECT

FUNCTIONAL FORMATION
ARCHITECTURE, LLC
LES PARTCH
3545 E. MENLO CIRCLE
MESA, AZ 85213
(480)-726-0595
(480)-855-1345 FAX

LANDSCAPE ARCHITECT

COLLABORATIVE V DESIGN STUDIO INC.
AARON HILLMAN
7116 EAST 1ST AVE., SUITE 103
SCOTTSDALE, ARIZONA 85251
OFFICE: 480-347-0590

SITE DATA

GROSS AREA	- 3.801 ACRES
NET AREA	- 2.758 ACRES
EXIST. ZONING	- C-2
PROP. ZONING	- C-2
PROPOSED NEW BUILDING AREA	- 18,037 S.F.
LOT COVERAGE	- 15.0%
PARKING REQUIRED	- 18037 S.F. / 275 = 66 SPACES
PARKING PROVIDED	- 84 SPACES (4 ACCESSIBLE)
CASE NUMBERS	- DR07-97, PS06-065, PS05-219, Z01-031

BENCHMARK

T.C. NORTHWEST CORNER
MERIDIAN / WARNER ROAD (BRASS TAG)
C.O.M. DATUM=1481.15

BASIS OF BEARING

NORTH LINE OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 EAST, SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID BEARS N89°38'08"W

RETENTION SUMMARY

BUILDING/PAVED AREA	84,132 SF.
ON-SITE LANDSCAPE	36,000 SF.
R/W PAVEMENT	41,780 SF.
R/W LANDSCAPE	3,660 SF.

WEIGHTED 'C' CALCULATION (ONSITE)

BUILDING/PAVED AREAS	C=0.85
LANDSCAPED AREAS	C=0.50
$C_w = \frac{84,132 \times 0.85 + 36,000 \times 0.50}{120,132}$	
$C_w = 0.75$	

WEIGHTED 'C' CALCULATION (OFFSITE)

PAVED / SIDEWALK AREAS	C=0.85
LANDSCAPED AREAS	C=0.50
$C_w = \frac{3,660 \times 0.50 + 41,780 \times 0.85}{45,440}$	
$C_w = 0.82$	

RETENTION REQUIRED (ONSITE)

$$V_R = C \times D \times \text{AREA}$$
$$V_R = 0.75 \times 2.2 \times 120,132$$
$$V_R = 16,518 \text{ C.F.}$$

RETENTION REQUIRED (OFFSITE)

$$V_R = C \times D \times \text{AREA}$$
$$V_R = 0.82 \times 2.2 \times 45,440$$
$$V_R = 6,831 \text{ C.F.}$$

TOTAL RETENTION REQUIRED

$$V_R = 16,518 + 6,831$$
$$V_R = 23,349 \text{ C.F.}$$

TOTAL RETENTION PROVIDED

BASIN 1	- 4,438 C.F.
BASIN 2	- 9,658 C.F.
BASIN 3	- 6,081 C.F.
BASIN 4	- 6,093 C.F.

TOTAL - 26,270 C.F.

LEGAL DESCRIPTION

THE WESTERLY 555.00 FEET OF THE NORTHERLY 941.84 FEET OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

A PORTION OF THE WESTERLY 555.00 FEET OF THE NORTHERLY 941.84 FEET OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MONUMENT IN HAND HOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION;

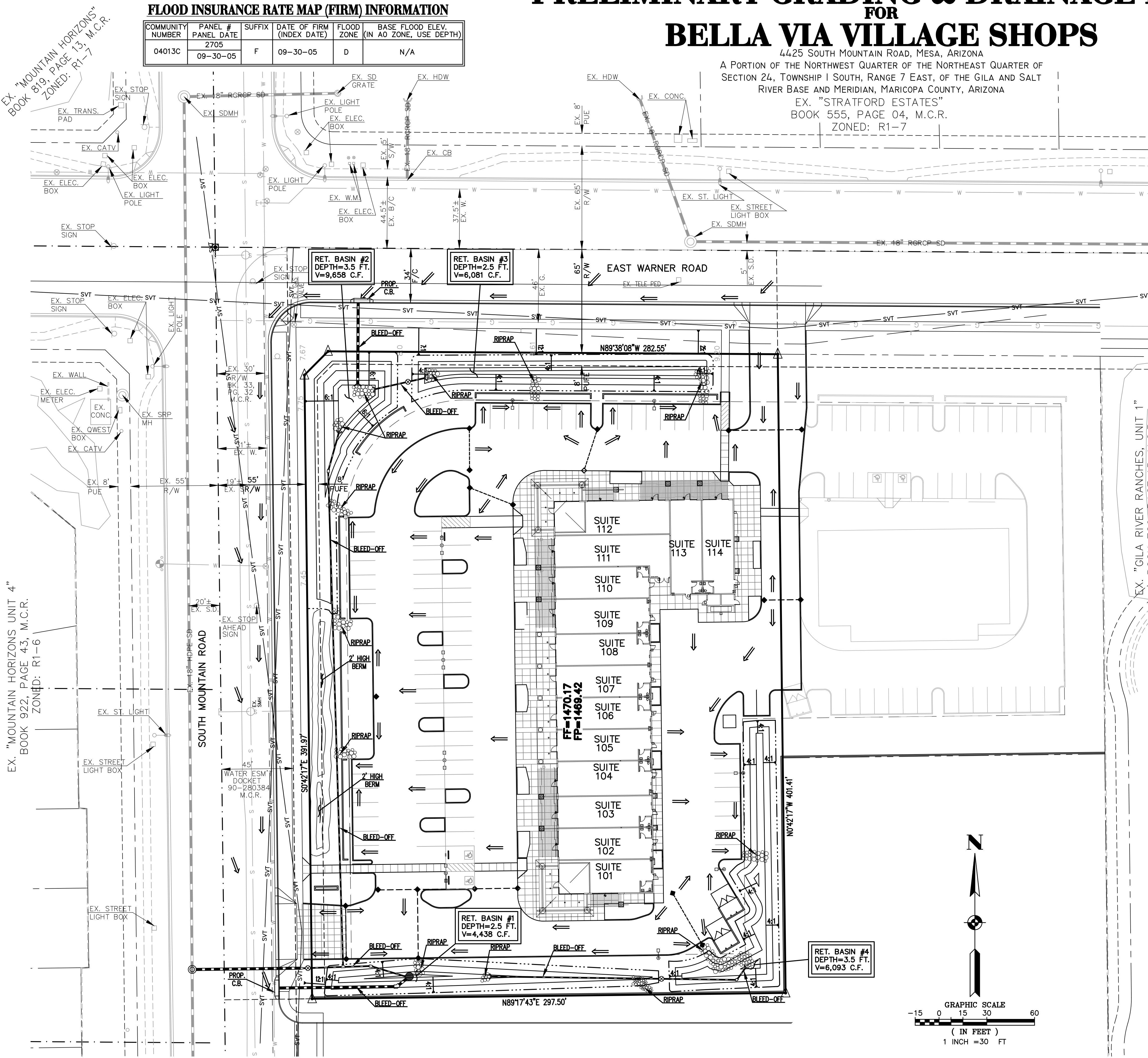
THENCE S00°42'17"E., 473.00 FEET ALONG THE NORTH/SOUTH CENTER OF SECTION LINE TO THE POINT OF BEGINNING;

THENCE N89°17'43"E., 352.50 FEET;

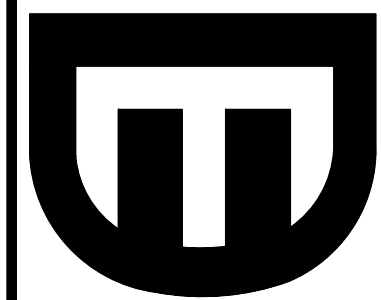
THENCE N00°42'17"W., 466.42 FEET;

THENCE N89°38'08"W., 352.56 FEET TO THE NORTH/SOUTH CENTER OF SECTION LINE;

THENCE S00°42'17"E., 469.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.



D&M Engineering
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BELLA VIA VILLAGE SHOPS
4425 SOUTH MOUNTAIN ROAD
MESA, ARIZONA

PRELIMINARY GRADING PLAN

NO.	DATE	APP.	DESCRIPTION	REVISIONS

NOT FOR
RECORDING
OR
CONSTRUCTION
EXPIRES: 3/31/17

DESIGNED	SWB
DRAWN	AGY
CHECKED	DTT
DATE	6-14-16
SCALE	1"=20'
PROJECT	160506
FILE NAME	Preliminary.dwg

SHEET
1 OF 1