

CURVE DATA:

| Curve Number | Delta    | Radius    | Arc Length | Tangent Length |
|--------------|----------|-----------|------------|----------------|
| C1           | 3°45'57" | 11497.69' | 755.70'    | 377.99'        |

LINE DATA:

| Line Number | Bearing       | Distance |
|-------------|---------------|----------|
| L1          | N 89°48'36" W | 10.00'   |
| L2          | S 00°24'40" E | 89.66'   |
| L3          | N 00°24'08" E | 40.00'   |
| L4          | N 00°24'40" E | 45.66'   |
| L5          | N 00°24'40" E | 85.66'   |
| L6          | S 89°48'36" E | 65.00'   |
| L7          | N 00°51'13" E | 0.00'    |

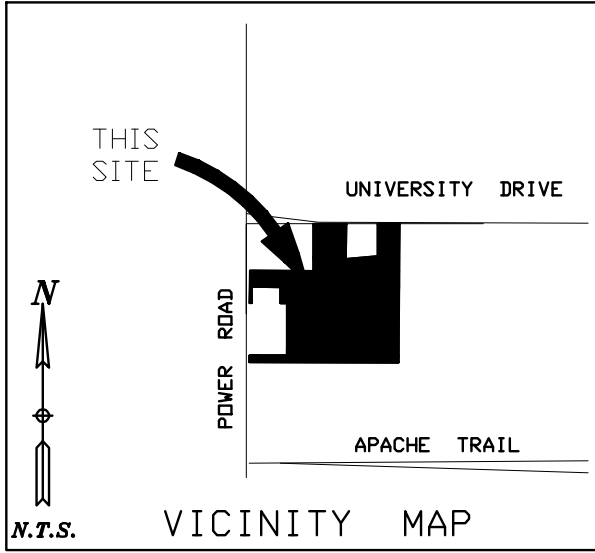
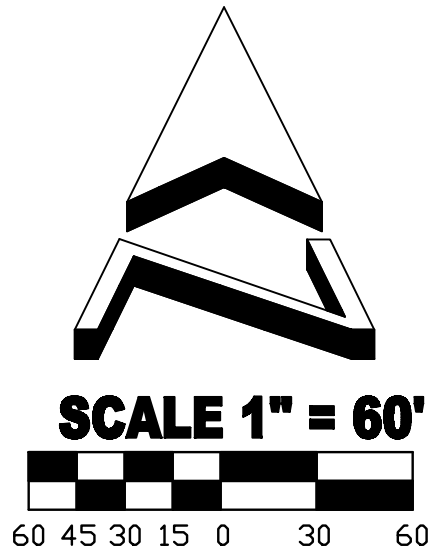
NORTHING FOUND  
SE COR. SEC. 24  
T1N,R7E (STANDARD  
CORNER)

LEGEND

- SET 1/2" REBAR LS#41076
- BRASS CAP
- ▲ FOUND 1/2" REBAR
- SET PK NAIL WITH TAG LS#41076
- FOUND PK NAIL
- NOTHING FOUND/NOTHING SET
- BCHH BRASS CAP IN HANDHOLE
- M MONUMENT LINE
- L CENTER LINE
- CATCH BASIN
- DRYWELL
- DRAIN PIPE
- BACKFLOW PREVENTER
- HEADWALL ("U SHAPED")
- SIDEWALK / HANDICAP RAMP
- ▲ THRUST BLOCK
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- ▼ REDUCER
- TAPPING TEE AND VALVE
- SEWER CLEANOUT
- SEWER SERVICE
- SEWER MANHOLE
- HANDICAPPED SPACE
- WALL
- STREET LIGHT
- POWER POLE
- GUY WIRE
- TELECOM JUNCT. BOX
- CABLE TV
- ELECTRICAL TRANSFORMER
- GAS METER / GAS VAULT
- GAS LINE INDICATOR
- GAS VALVE
- FIRE DEPARTMENT SIAMESE CONNECTION
- CONCRETE
- PUFF PUBLIC UTILITY FACILITY EASEMENT
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ◆ GRADE BREAK SYMBOL
- TRW TOP OF RETAINING WALL
- TSW TOP OF STEMWALL
- TF TOP OF FOOTING
- G FINISHED GUTTER GRADE
- P FINISHED PAVEMENT GRADE
- VG VALLEY GUTTER GRADE
- FF FINISHED FLOOR GRADE
- TC TOP OF CURB ELEV.
- SW SIDEWALK GRADE
- B/C BACK OF CURB
- EXISTING 8" WATERLINE
- EXISTING 48" CITY OF PHOENIX WATERLINE
- EXISTING 39" SEWERLINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING GRADE
- STREET SIGN
- 23.50 TOP OF CURB ELEV.

SKYVIEW PRELIMINARY GRADING AND DRAINAGE PLAN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH,  
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA  
COUNTY, ARIZONA



OWNER

HIGHLAND COMMUNITIES  
MARK PUGMIRE  
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EMAIL: pugmark@highlandcommunitiesaz.com

ENGINEER

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BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER  
OF SECTION 19, BEARS NORTH 00°00'30"  
EAST AS SHOWN.

BENCHMARK

FOUND BRASS TAG TOP OF CURB AT THE  
INTERSECTION OF POWER ROAD &  
UNIVERSITY DRIVE  
ELEVATION = 1435.22

SITE DATA

APN: 218-13-009G  
APN: 218-13-010  
APN: 218-13-003J  
APN: 218-13-003F  
APN: 218-13-003G

GROSS AREA = 566,412 SF  
13.003 AC

NET AREA = 550,807 SF  
= 12.644 AC

EXISTING ZONING: C-2  
PROPOSED ZONING: T-4 GENERAL URBAN

RETENTION CALCULATIONS

THE RETENTION BASINS ARE TO BE SIZED TO RETAIN 100% OF THE  
100-YEAR, 2-HOUR STORM EVENT IN ACCORDANCE WITH THE CITY OF  
MESA REQUIREMENTS.

LOT WEIGHTED 'C' CALCULATIONS:

AVERAGE LOT SIZE = 2,887 S.F.  
ROOF & CONCRETE = 1,300 S.F.  
GRASS LANDSCAPE = 793.5 S.F.  
DESERT LANDSCAPE = 793.5 S.F.

$$(1,300 \times 0.95) + (793.5 \times 0.15) + (793.5 \times 0.5) = 0.61$$

SITE WEIGHTED 'C' CALCULATIONS:

TOTAL AREA = 550,807 S.F.  
STREET AREA = 160,424 S.F.  
LOT AREA = 245,501 S.F.  
LANDSCAPE = 144,882 S.F.

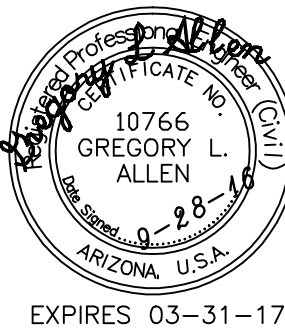
$$(160,424 \times 0.85) + (245,501 \times 0.61) + (144,882 \times 0.50) = 0.58$$

RETENTION REQUIRED:

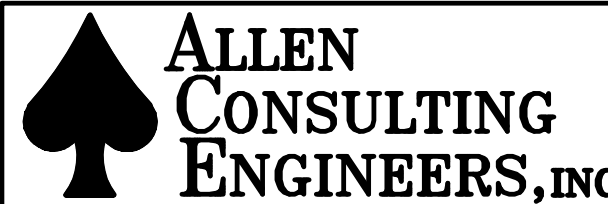
$$V = C(D/12)A$$

$$(0.58)(2.2/12)(550,807) = 61,232 \text{ C.F.}$$

| RETENTION BASINS |         |         |       |                 |
|------------------|---------|---------|-------|-----------------|
| BASIN            | TOP     | BOTTOM  | DEPTH | VOLUME PROVIDED |
| A                | 1437.00 | 1434.00 | 3'    | 28,824 C.F.     |
| B                | 1432.00 | 1429.00 | 3'    | 24,624 C.F.     |
| C                | 1427.00 | 1424.00 | 3'    | 21,500 C.F.     |
| TOTAL            |         |         |       | 74,948 C.F.     |



| DATE |  |
|------|--|
| 1    |  |



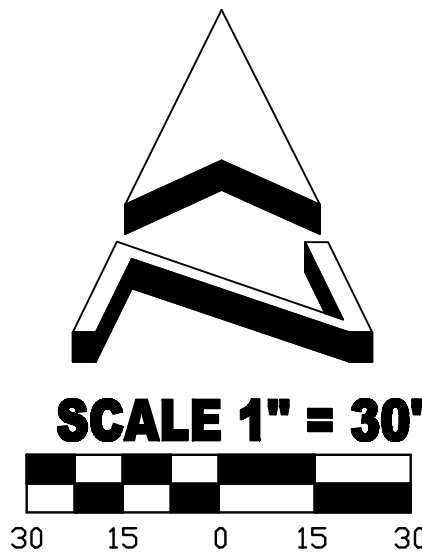
3921 E. BASELINE ROAD #112  
GILBERT, ARIZONA 85234  
PHONE (480) 844-1666  
E-MAIL: ace@allenconsultengr.com

SKYVIEW  
HIGHLAND COMMUNITIES  
MESA, ARIZONA 85203

PRELIMINARY GRADING & DRAINAGE PLAN

|            |       |            |      |    |          |
|------------|-------|------------|------|----|----------|
| JOB NUMBER | 95481 | SHEET      | 1    | OF | 3        |
| DRAWING    | COVER | CHECKED BY | DATE |    |          |
| DRAFTSMAN  |       |            |      |    | 09-28-16 |





EXCEPTION

EXCEPTION

POWER ROAD

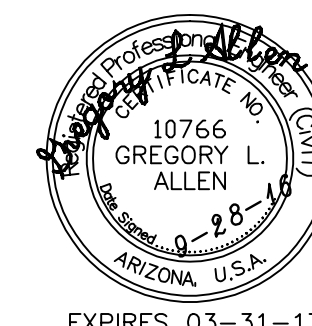
EXCEPTION

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 3



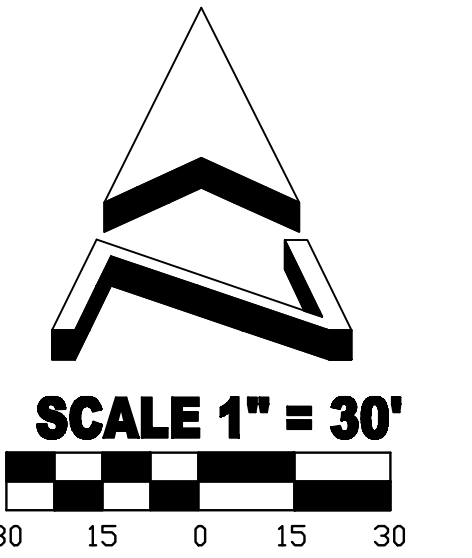
**ALLEN CONSULTING ENGINEERS, INC.**  
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**SKYVIEW  
PRELIMINARY GRADING & DRAINAGE PLAN**

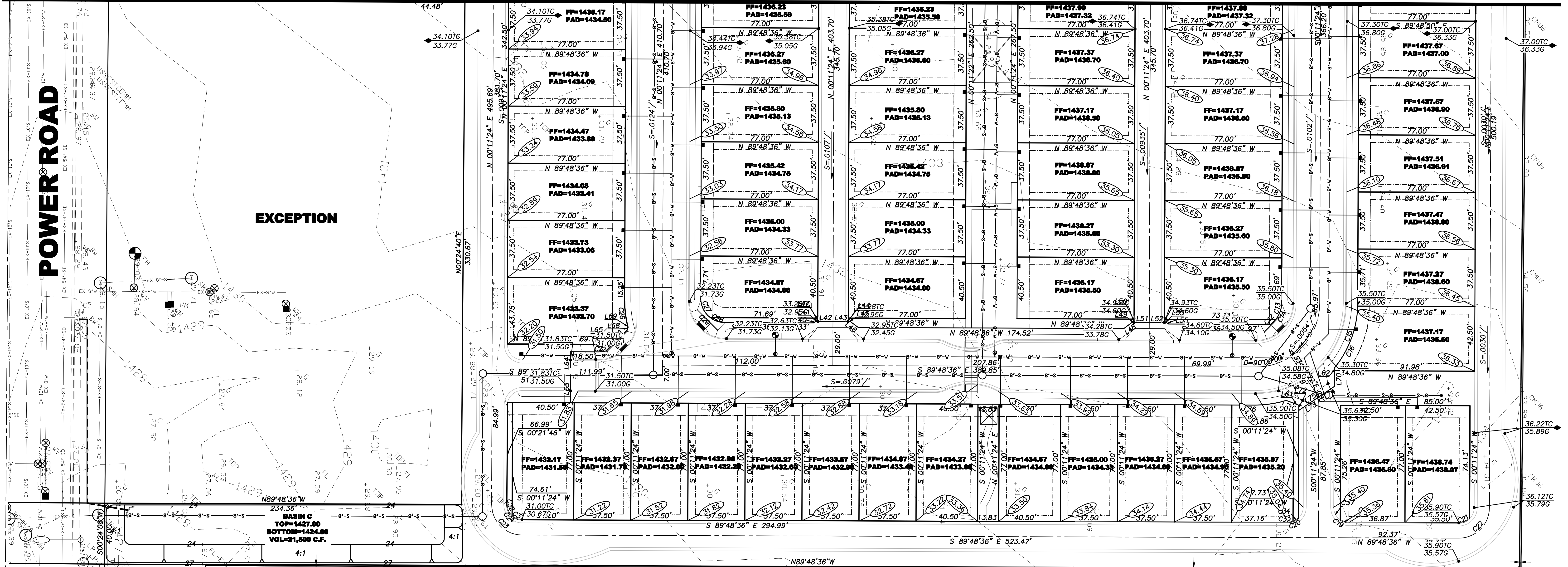
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|------------|-------------|------------|---|------|----------|
| JOB NUMBER | 95481       | SHEET      | 2 | OF   | 3        |
| DRAWING    | PRELIM-G&DI | CHECKED BY |   | DATE | 09-28-16 |
| DRAFTSMAN  |             |            |   |      |          |





MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 3



NORTH FACE OF BLOCK  
WALL LIES 0.42'  
SOUTH OF PL

NORTH FACE OF BLOCK  
WALL LIES 0.47'  
SOUTH OF PL

WEST FACE OF BLOCK  
WALL LIES 0.67'  
EAST OF PL



CALL THE STAKE-IT  
602-283-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

**ALLEN**  
**CONSULTING**  
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SKYVIEW  
PRELIMINARY GRADING & DRAINAGE PLAN

|            |             |            |   |      |          |
|------------|-------------|------------|---|------|----------|
| JOB NUMBER | 95481       | SHEET      | 3 | OF   | 3        |
| DRAWING    | PRELIM-G&D2 | CHECKED BY |   | DATE | 09-28-16 |