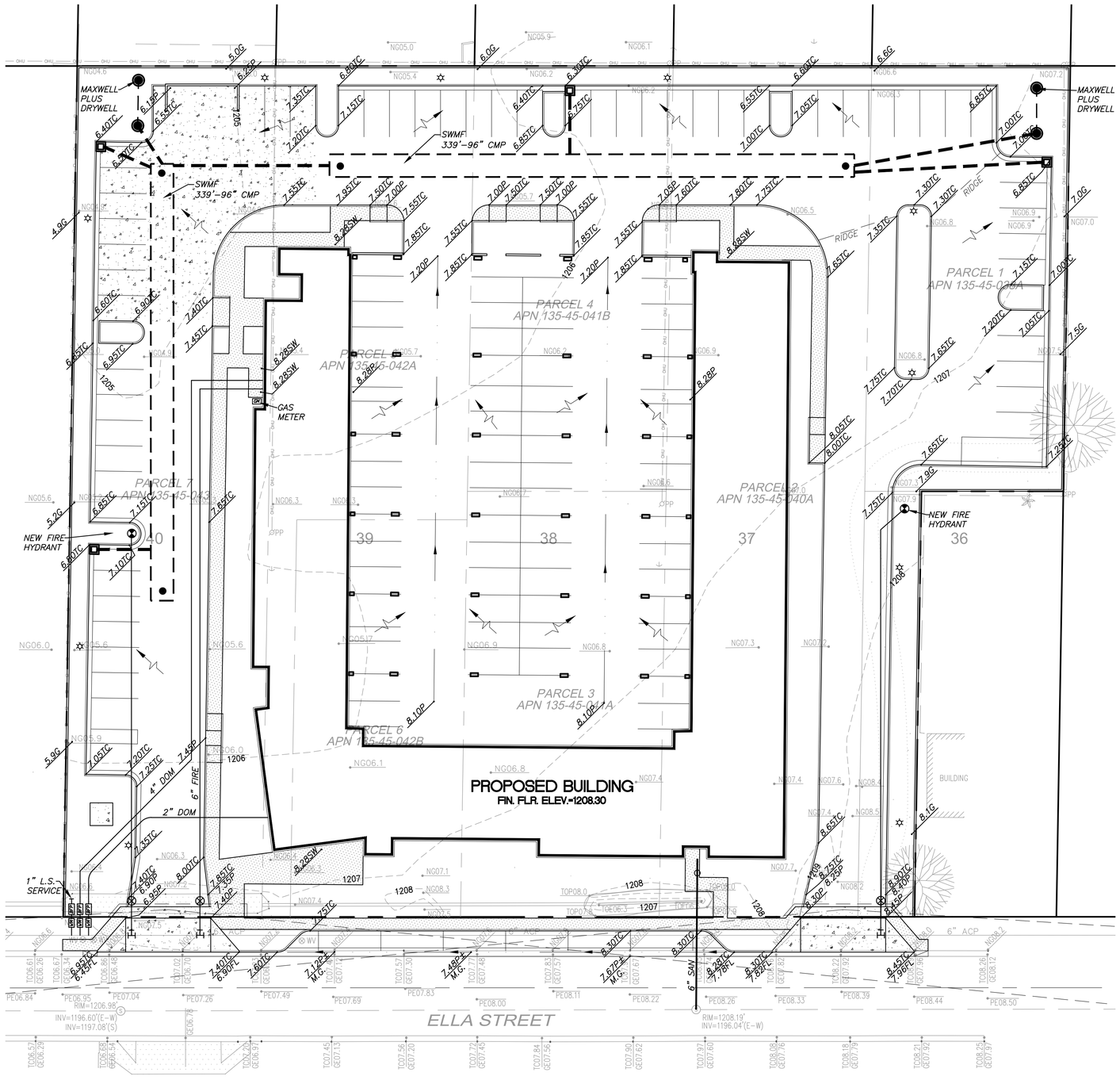
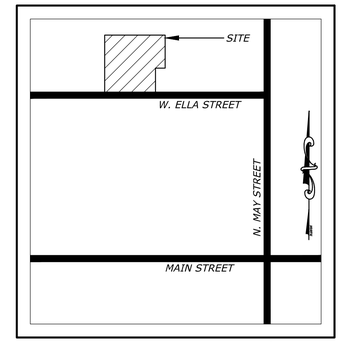
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
WEST ELLA MULTIFAMILY
MESA, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
2230 W. ELLA STREET





VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER:
YES HOUSING, INC.
104 ROMA AVE, NW
ALBUQUERQUE, NM 87102
ATTN: BRANDY HOTCHKISS
480.3236088

ENGINEER:
RCC DESIGN GROUP, LLC
ATTN: JULIE S. RAYBURN, P.E.
4505 E. CHANDLER BLVD., SUITE 265
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX

BENCHMARK:
BENCHMARK IS A BRASS TAG ON TOP OF CURB LOCATED AT THE SOUTHWEST CORNER OF INTERSECTION OF DOBSON AND UNIVERSITY DRIVE. ELEVATION = 1211.67' (NAVD 88 CITY OF MESA DATUM).

SITE AREA:
NET SITE AREA = 97,574 SF
OR 2.24 ACRES

-PRELIMINARY- NOT FOR CONSTRUCTION

PRELIMINARY RETENTION CALCULATIONS:

Vr=P/12 (C) (A)
P=2.2" (100 YR 2 HR)
C=0.95
A=2.24 ACRES

Vr=2.2/12 (0.95)(2.24) = 0.39 AC.FT OR 16,994 C.F.
USE 339'-96" CMP

Vp=17,040 C.F.

 # OF DRYWELLS = 17,040/(36)(3600)=0.13
USE 2 DRYWELLS

LEGEND

	PROPOSED
CURB AND GUTTER	
REVERSE GUTTER	
MANHOLE	
CURB / YARD DROP INLET	
FLARED END SECTION	
FIRE HYDRANT	
VALVE	
REDUCER	
TEE	
BEND	
SIAMESE CONNECTION	
STORM DRAINAGE LINE	
SANITARY SEWER LINE	6" SS
WATER LINE	6" WL
CLEANOUT	
SPOT ELEVATION	xxx.xx

TC = TOP OF CURB
TB = TOP OF BANK
FL = FLOW LINE
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
P = PAVEMENT

CONCRETE WALK	
HEAVY DUTY CONCRETE	
HEAVY DUTY PAVEMENT	
SWALE	
PROPERTY LINE	
ROADWAY CENTERLINE	
LIGHTPOLE	
WATER METER	WM
BACKFLOW PREVENTER	BFP
1' CONTOUR	xxx
10' CONTOUR	xxx
INLET PROTECTION	IP
DRAINAGE FLOW DIRECTION	

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

RCC DESIGN GROUP, LLC
"...WHATEVER IT TAKES."
4505 E. CHANDLER BLVD.
SUITE 265
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX

PRELIMINARY GRADING AND DRAINAGE PLAN

20 10 0 20 40
GRAPHIC SCALE IN FEET
1" = 20'

Perlman
Architects of Arizona
4808 N. 24th Street Ste. 100
Phoenix, AZ 85016
480.955.5960
480.951.3045f

Sea
JULIE S. RAYBURN 42156 ARIZONA U.S.A.
12/2/16
Expires 3/31/17

These drawings are instruments of service and are the property of Howard Perlman, AIA. Howard Perlman expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Howard Perlman, AIA. Written dimensions on these drawings shall have precedence over scaled dimensions.
© COPYRIGHT 2015, HOWARD PERLMAN, A.I.A.

Rev.	Date	By	Description

Project: WEST ELLA MULTIFAMILY
Owner: Yes Housing, Inc. 104 Roma Ave. NW, Albuquerque, NM 87102

Drawn/Checked: AJR / JSR
Date: 10/31/16
Project Number: 316099/ 16-070-50
Sheet Number: C 1.0