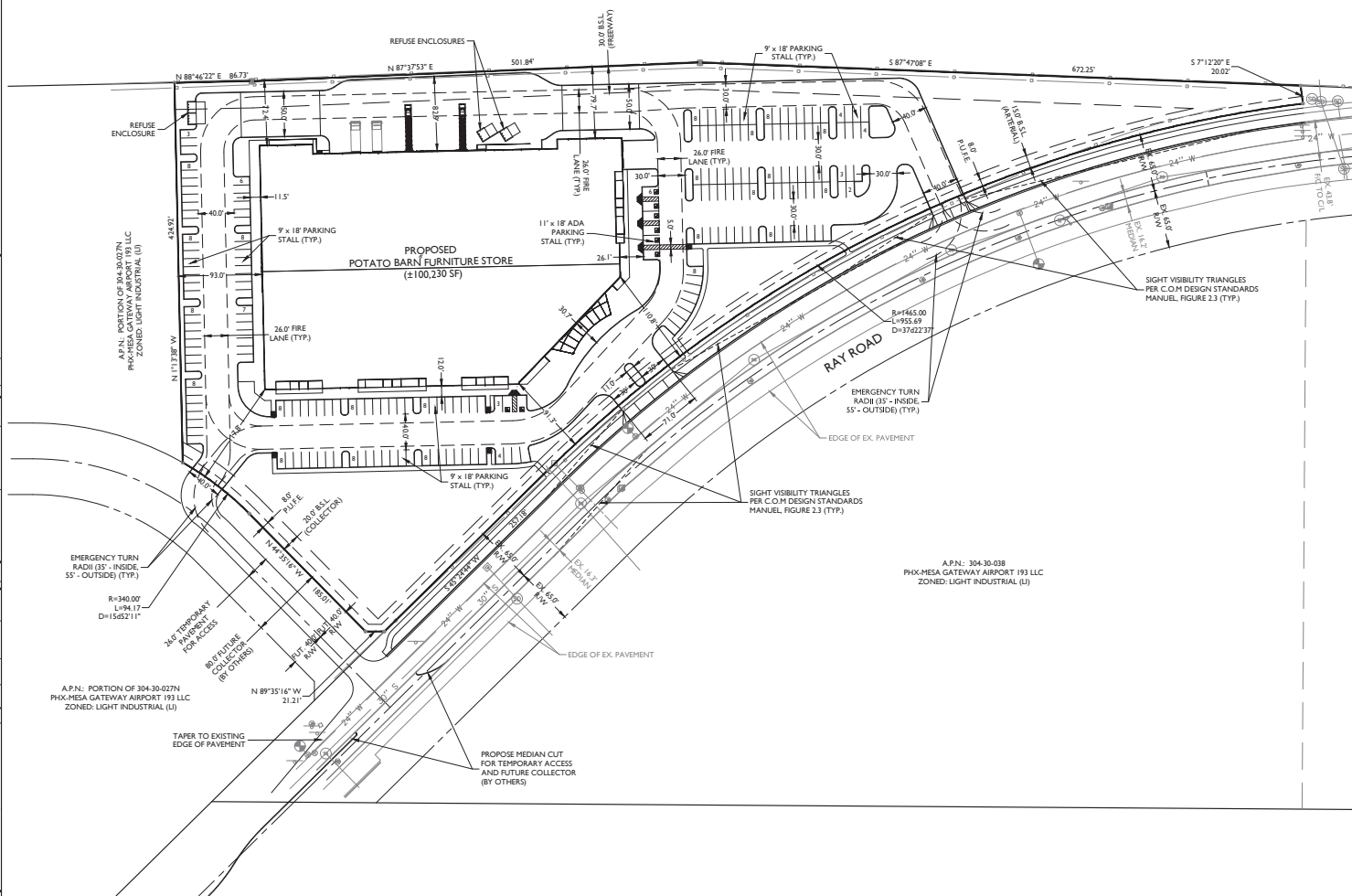


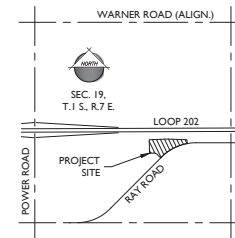
A PORTION OF THE NORTH HALF, OF THE SOUTHEAST QUARTER, SECTION 19
T.1 S., R.7 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

A PORTION OF THE NORTH HALF, OF THE SOUTHEAST QUARTER, SECTION 19
T.1 S., R.7 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REFUSE ENCLOSURES



N.T.S.



DEVELOPER:
GENTERRA ENTERPRISES
500 E. THOMAS ROAD
PHOENIX, AZ 85012
TEL: (928)-779-2820
CONTACT: TIM KINNEY

**PLANNER, ENGINEER, AND
LANDSCAPE ARCHITECT:**
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: TOM SYNDER, RLA, ASLA

PEREZ MCGEE
1707 E. HIGHLAND AVE, STE. 280
PHOENIX, AZ 85016
TEL: (480) 353-8002
CONTACT: DANIEL PEREZ

REFERENCES

A.P.N.	PORTION OF 304-30-027N
EXISTING GENERAL PLAN	MIXED USE ACTIVITY / EMPLOYMENT
EXISTING ZONING	LIGHT INDUSTRIAL (LJ)
CURRENT LAND USE	VACANT / UNDEVELOPED
PROPOSED USE	POTATO BARN FURNITURE STORE

GROSS AREA	± 10.68 ACRES
NET AREA	± 8.55 ACRES

GROSS BUILDING AREA	± 48,667 SQ. FT.
WAREHOUSE	± 51,563 SQ. FT.
RETAIL	± 100,230 SQ. FT.

BLDG. OCCUPANCY	
WAREHOUSE	GROUP S-2
RETAIL	GROUP M

BLDG. CONST. TYPE	III-B
-------------------	-------

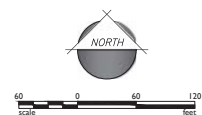
MAX. BLDG. HEIGHT ALLOWED	40'
PROPOSED BLDG. HEIGHT	28' (PARAPET)
	36' MAX. (ROCK)

BUILDING SETBACKS	1-STORY
RAY ROAD (FRONT)	15'

LOOP 202 (REAR)	30'
INDUSTRIAL COLLECTOR (SIDE)	20'
INTERIOR SIDE	0'

PARKING REQUIRED
WAREHOUSE (1/900 SQ. FT.)
RETAIL (1/375 SQ. FT.)
TOTAL

PARKING PROVIDED



EPS GROUP
2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

PHX-Mesa Gateway Potato Barn
Mesa, Arizona
Preliminary Site Plan

Project:

Revisions:	

[illegible]

W & Z SUB.
5

TAL
B. / 1ST F
REVISION
B. SUB.

SUBMIT DRB SUB
E PLAN R
2ND DRE

2017 - PRE
2017 - IST
2017 - SIT
L. 2017 - :

MAY 22, 2006
JUNE 26, 2006
JULY 13, 2006
AUGUST

Call at 800 line toll-free
before you begin excavation
800-368-8111

Dial 911 or 1-800-STAKE-IT (782)
 in Maricopa County: (602)263-1

Designer: _____
Drawn by: DC

Preliminary
Not For

Construction
Or
Recording

Recording

Job No.
17-179

SP01

STREET NO.
1

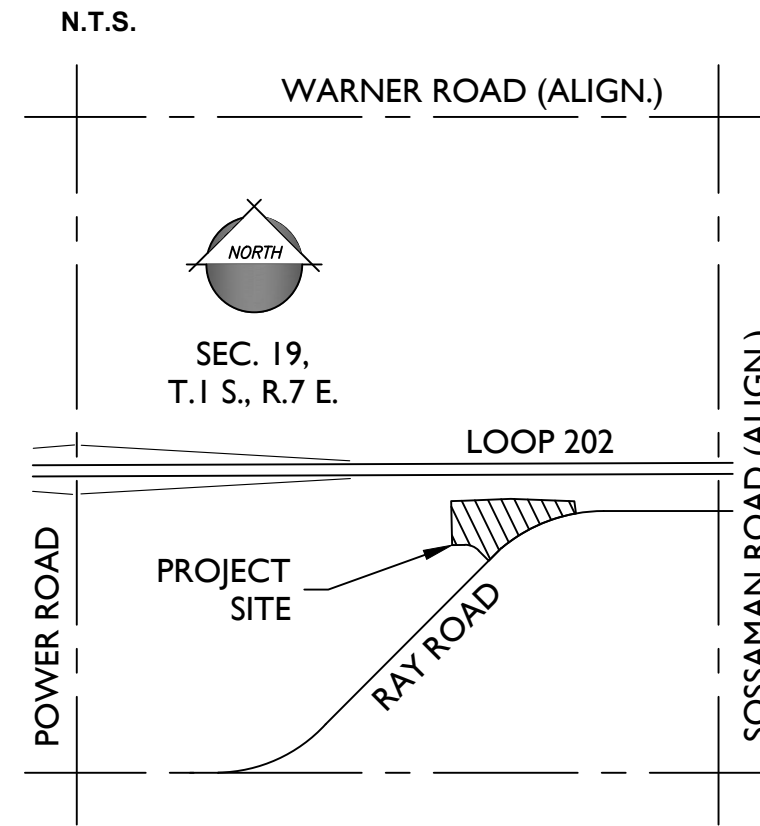
of 1

17-179

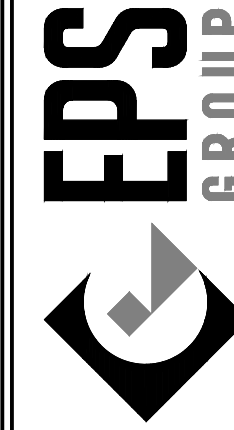
Preliminary Grading & Drainage Plan for The Potato Barn

A PORTION OF LAND LOCATED IN SECTION 19 TOWNSHIP 1 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN

VICINITY MAP



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



The Potato Barn
Mesa-Gateway Industrial Site
Mesa, AZ

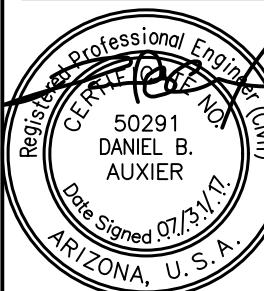
Preliminary Grading & Drainage Plan

Project:

Revisions:



Designer: TB
Drawn by: MW



Expires: 12/31/2018

Job No.
17-179

P-GD01

Sheet No.
1
of 2

LOOP 202

SITE ULTIMATE
OUTFALL = 1333.74±

ADOT DRAINAGE CHANNEL

BASIS OF BEARING

NORTH 00 DEGREES 53 MINUTES 56 SECOND WEST, THE EAST LINE OF THE
SOUTHEAST QUARTER SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY,
ARIZONA.

BENCHMARK

CITY OF MESA BRASS TAG IN TOP OF CURB OF THE NORTHEAST CORNER
OF POWER ROAD AND SANTAN FREEWAY LOOP 202.
ELEVATION = 1324.10 NAVD88

FLOOD ZONE INFORMATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF THE F.E.M.A. FLOOD
INSURANCE RATE MAP, MAP #04013C2760L, DATED OCT. 16 2013. ZONE
X IS DEFINED AS: 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.

100-YR RUNOFF & RETENTION CALCULATIONS:

VOLUME REQUIRED:

$$V_{REQ} = C * D * A / 12$$

WHERE:

V_{REQ} = RUNOFF VOLUME (SF)
 C = COMPOSITE RUNOFF COEFFICIENT = 0.80
 D = 100-YR, 2-HR RAINFALL DEPTH (IN) = 2.60-IN
 A = AREA (SF)

BASIN ID	AREA (SF)	V_{REQ} (CF)	V_P (CF)	EXCESS VOLUME (CF)
1	229,773	39,827	40,988	1,161
2	234,244	40,602	44,585	3,983

LEGEND

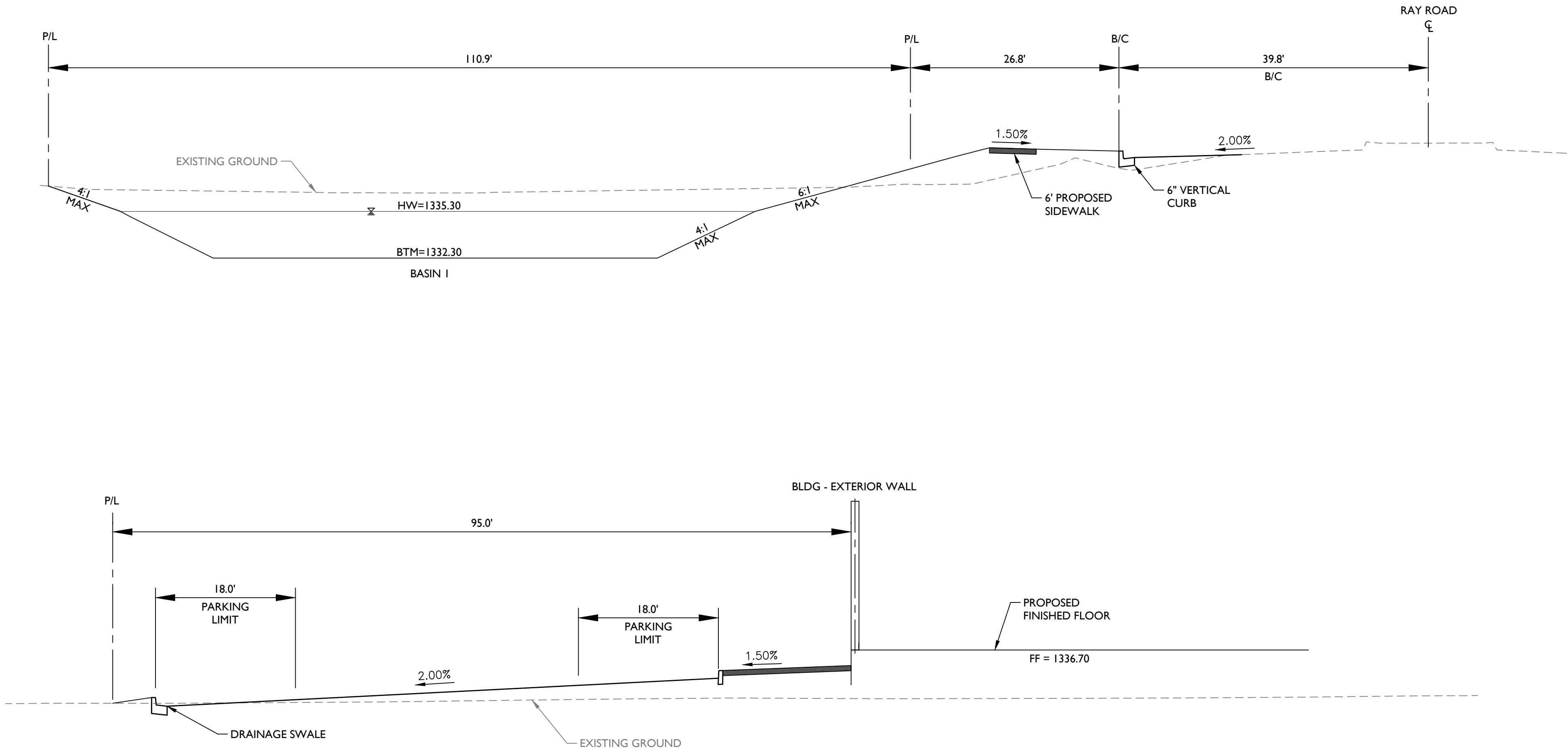
TC	TOP OF CURB ELEVATION	→	HARDSCAPE DRAINAGE FLOW
FF	FINISH FLOOR ELEVATION	—	PROPOSED STORM DRAIN
HW	HIGH WATER ELEVATION	○	AREA DRAIN BASIN
BTM	BOTTOM ELEVATION	—	SIDEWALK SCUPPER
■	CATCH BASIN MAG 535	○	MANHOLE
←	LANDSCAPE DRAINAGE FLOW	●	DRYWELL
		■	RIPRAP



17-179 - The Potato Barn

Jul 31, 2017 6:17pm S:\Projects\2017\17-179\Civil\Schematic Design\Preliminary G&D Plans\17-179 - Preliminary Grading Sections - GD02.dwg

tbills



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS

GROUP

The Potato Barn
Mesa-Gateway Industrial Site
Mesa, AZ

Project:

Preliminary Grading Cross Sections

Revisions:

--	--	--	--	--	--	--	--	--	--

Call at least two full working days before site begins excavation.

ARIZONA

Professional Engineer

50291
DANIEL B. AUXIER
Date Signed 07/27/17
TRIZONA, U. S. A.

Expires:12/31/2018

Job No.
17-179

P-GD02

Sheet No.
2
of 2

Designer: TB
Drawn by: MW