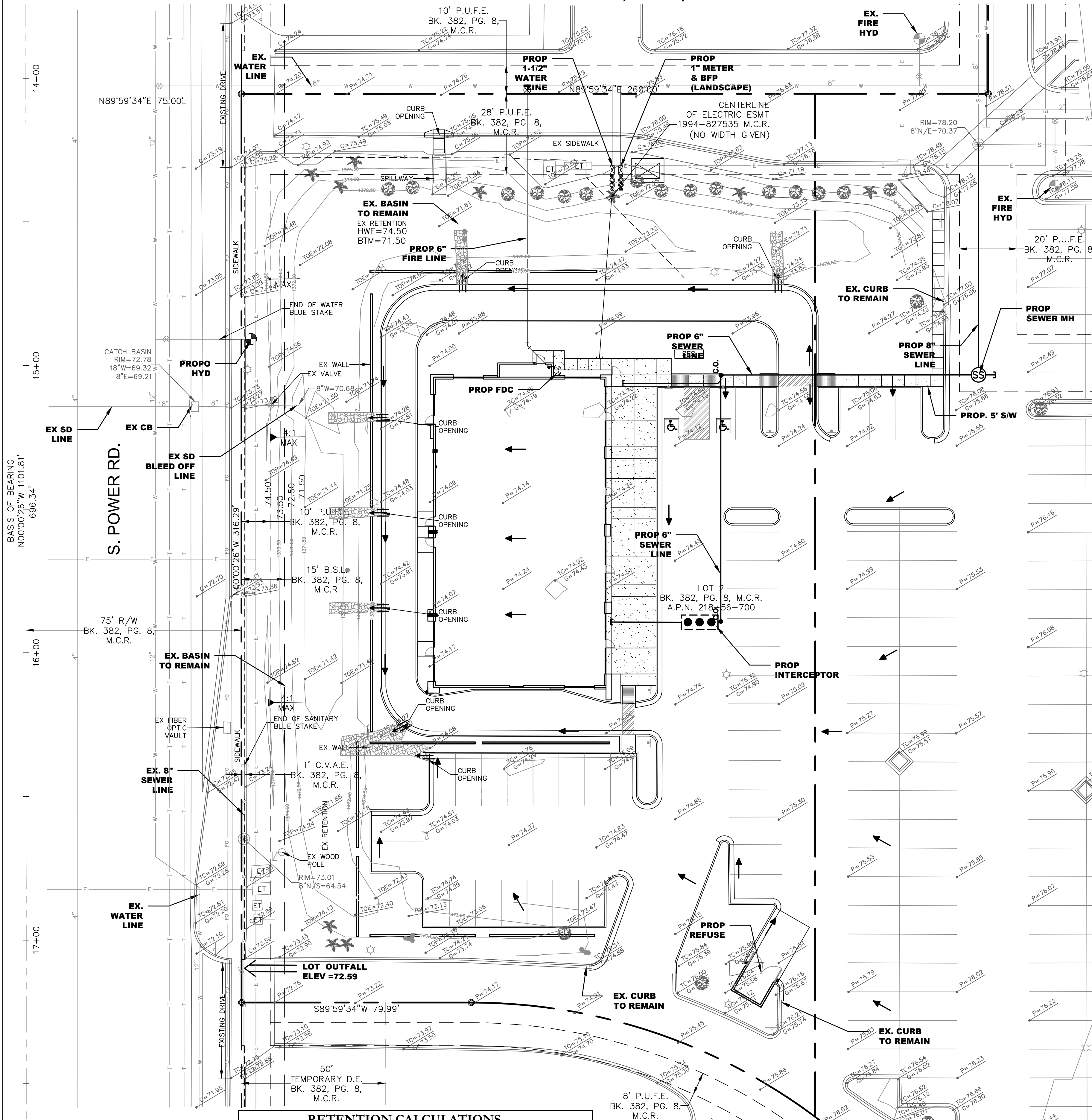


MESA PAVILIONS WINCO PAD BUILDING
CONCEPTUAL DRAINAGE & UTILITY PLAN

1235 S. POWER ROAD, MESA, ARIZONA



RETENTION CALCULATIONS			
RETENTION VOLUME REQUIRED			
WHERE: $V_r = (D/12) \cdot C \cdot A$			
SITE AREA = 5.53 AC., 241,028 SF			
$V_r = (2.16/12)(0.95)(241,028)$ SITE			
TOTAL RETENTION VOLUME REQUIRED			
$V_r = 41,216$ cf (EXISTING BASIN)			
TOTAL RETENTION VOLUME PROVIDED			
$V_p = 41,822$ cf (IN EXISTING BASIN)			

RETENTION STATEMENT
THIS SITE WILL RESPECT THE CURRENT DRAINAGE DESIGN CONDITIONS. ALL CURRENT FLOWS FROM THE EAST WILL CONTINUE TO FLOW TO THE WEST AND INTO THE EXISTING RETENTION BASIN ALONG POWER ROAD. NO OFF-SITE FLOWS IMPACT THIS SITE.

LEGEND OF EXISTING FEATURES

- FOUND BRASS CAP IN HANDHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- ELECTRIC METER
- POWER POLE
- IRRIGATION CONTROL VALVE
- SIGN
- TREE
- PALM TREE
- A.P.N. ASSESSOR PARCEL NUMBER
- B.S.L. BUILDING SETBACK LINE
- C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.F.E. PUBLIC UTILITY & FACILITIES EASEMENT
- M.C.R. MARICOPA COUNTY RECORDER
- R/W RIGHT-OF-WAY
- ESMT EASEMENT
- DKT. DOCKET
- BK. BOOK
- PG. PAGE
- ET ELECTRIC TRANSFORMER
- GROUND ELEVATION
- PAVEMENT ELEVATION
- TOP OF CURB & GUTTER ELEVATION
- CONCRETE ELEVATION
- BOTTOM OF SLOPE ELEVATION
- TOP OF SLOPE ELEVATION
- SD STORM DRAIN LINE
- S SANITARY SEWER LINE
- W WATER LINE
- E ELECTRIC LINE
- G GAS LINE
- T TELEPHONE LINE

LEGEND OF PROPOSED FEATURES

- GRADE BREAK
- DRAINAGE FLOW
- FF=XX.XX FINISH FLOOR
- FDC
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTION DEVICE
- LOT OUTFALL
- SEWER CLEANOUT

DEVELOPER/OWNER

PRICE LEGACY MESA LP
1621-B S. MELROSE DR.
VISTA, CA 92081
PH: (760) 598-2007
CONTACT: ANDREW GRACEY

ARCHITECT

MERCHANT DESIGN GROUP
588 N. JACKSON STREET
GILBERT, AZ 85233
PH: (480) 459-6385
CONTACT: ANDREW MERCAHNT

ENGINEER:

SBL ENGINEERING, LLC.
1957 E. SUNBURST LANE,
TEMPE, AZ 85284
PH: (602) 326-5848
FX: (480) 619-6334
CONTACT: CRAIG BAKER

SURVEYOR:

LSRS LAND SURVEY
2231 W. CALLE DEL SOL
PHOENIX, AZ 85085
PH: (480) 650-4006
FX: (480) 718-7668
CONTACT: JAY VANLANDSCHOOT

BENCHMARK

POWER ROAD AND US 60
BRASS TAG T.C. N.E. CORNER FREEWAY OFFRAMP
ELEVATION=1371.80 NAVD88 (CITY OF MESA DATA)

BASIS OF BEARING

BEARINGS ARE BASED ON THE MONUMENT LINE OF POWER ROAD, WHICH BEARS N00°00'26"W AS SHOWN ON REPLAT OF HAMPTON CENTER AT SUPERSTITION SPRINGS, RECORDED IN BOOK 382 OF MAPS, PAGE 8, M.C.R.

PARCEL & SITE ADDRESS

APN: 218-56-700 (TO BE RE-PLATTED)
SITE ADDRESS 1235 S. POWER ROAD, MESA, ARIZONA 85209
ZONING: THIS SITE IS CURRENTLY ZONED AS LC

AREA:

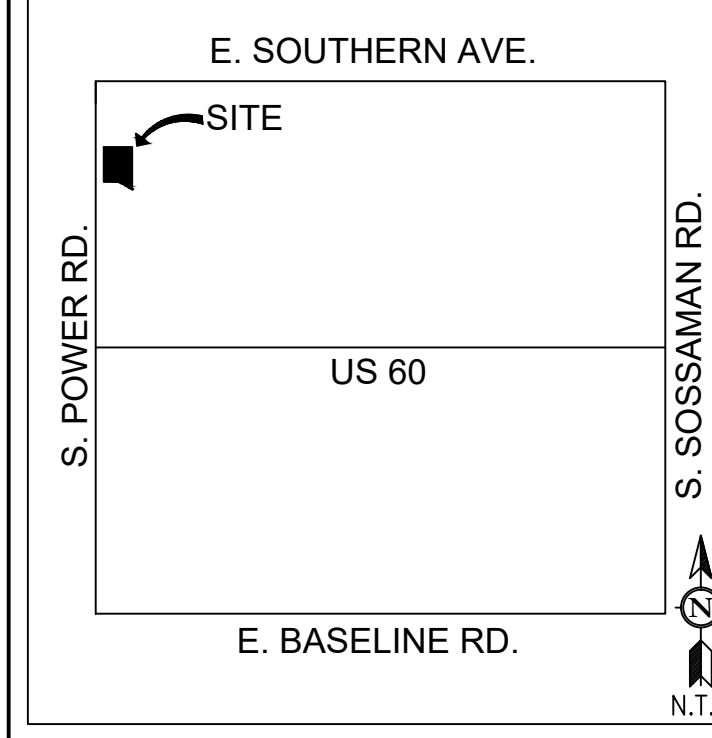
SUBJECT PROPERTY CONTAINS 58,004 SQUARE FEET OR 1.33 ACRES.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2295L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

LEGAL DESCRIPTION

LOT 2, OF THE REPLAT OF HAMPTON CENTER AT SUPERSTITION SPRINGS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 382 OF MAPS, PAGE 8.



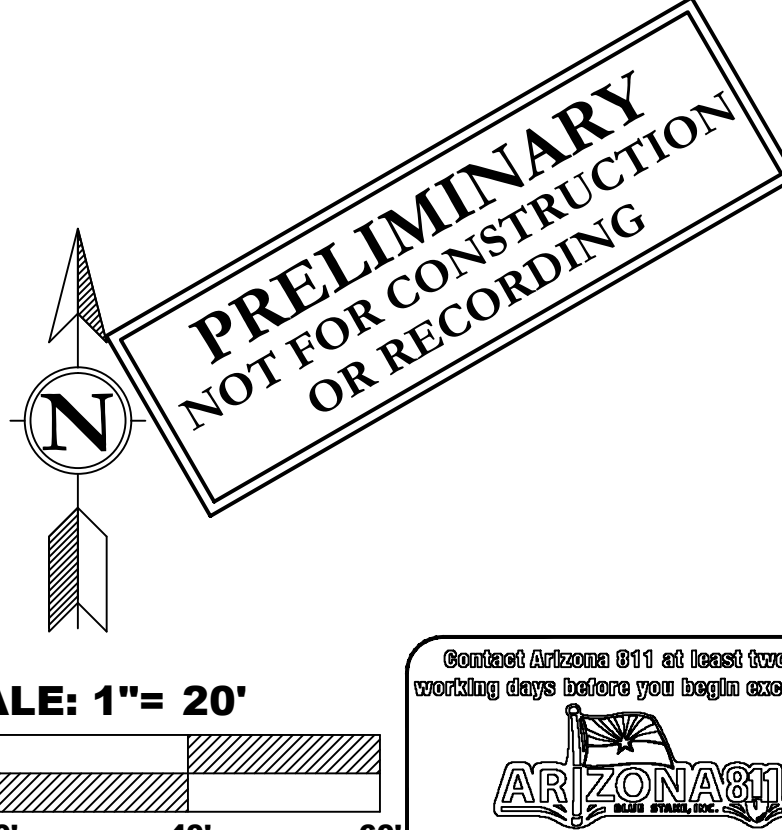
VICINITY MAP
SEC. 31 T1N 7E

MESA PAVILIONS WINCO PAD BUILDING
1235 S. POWER ROAD, MESA, AZ
CONCEPTUAL DRAINAGE & UTILITY PLAN

DATE	
REVISIONS	

DATE:	09/14/17
PROJ. NO:	17-105
DESIGN:	CB
DRAWN:	CB
CHECK:	JS
SCALE:	1"=20'
CAD FILE:	17105DX

CONCEPT G&D
/UTILITY PLAN
CP1
1 of 1



Arizona
Call 811 or click Arizona811.com