

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER	P	PAVEMENT
B/C	BACK OF CURB	PAE	PUBLIC ACCESS EASEMENT
BOT	BOTTOM	PDE	PUBLIC DRAINAGE EASEMENT
BRW	BOTTOM OF RETAINING WALL	P	PROPERTY LINE
BVC	BEGINNING OF VERTICAL CURVE	POB	POINT OF BEGINNING
C	CONCRETE	POC	POINT OF COMMENCEMENT
C	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CF	CUBIC FEET	PUFE	PUBLIC UTILITY FACILITIES EASEMENT
CFS	CUBIC FEET PER SECOND	PVI	POINT OF VERTICAL INTERSECTION
CY	CUBIC YARD	PVMT	PAVEMENT
DE	DRAINAGE EASEMENT	P\C	PAVEMENT/CONCRETE
DW	DRYWELL	RCW	RECLAIMED WATER
E	ELECTRIC TRANSFORMER	R/W	RIGHT OF WAY
EA	EACH	SD	STORM DRAIN
EL	ELEVATION	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
ESMT	EASEMENT	S/W	SIDEWALK
EX	EXISTING	STA	STATION
EXG	EXISTING GRADE	SY	SQUARE YARDS
F/C	FACE OF CURB	TC	TOP OF CURB
FF	FINISH FLOOR	TEL	TELEPHONE
FG	FINISH GRADE	TF	TOP OF FOOTING
FL	FLOWLINE	THR	TOP OF HANDRAIL
FT/FT	FOOT PER FOOT	TPOB	TRUE POINT OF BEGINNING
FM	FORCE MAIN	TRW	TOP OF RETAINING WALL
G	GUTTER	TS	TRAFFIC SIGNAL
GB	GRADE BREAK	TW	TOP OF WALL
GEN	GENERATOR	UGFO	UNDERGROUND FIBER OPTIC
HP	HIGH POINT	UGE	UNDERGROUND ELECTRIC
HW	HIGH WATER	UGT	UNDERGROUND TELEPHONE
IE	INVERT ELEVATION	UTS	UNDERGROUND TRAFFIC SIGNAL
IRR	IRRIGATION	VCP	VITRIFIED CLAY PIPE
LF	LINEAR FEET	VG	VALLEY GUTTER
LIE	LANDSCAPE IRRIGATION EASEMENT	VNAE	VEHICULAR NON-ACCESS EASEMENT
LP	LOW POINT	VOL	VOLUME
MCR	MARICOPA COUNTY RECORDER	VP	VOLUME PROVIDED
ML	MATCH LINE	VR	VOLUME REQUIRED
M	MONUMENT LINE	W	WATER
MUTE	MULTI USE TRAIL EASEMENT	WLE	WATER LINE EASEMENT
NTS	NOT TO SCALE	WTP	WATER TREATMENT PLANT
OHE	OVERHEAD ELECTRIC	WWTP	WASTEWATER TREATMENT PLANT

FEMA INFORMATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2265 M (EFFECTIVE REVISED DATE NOVEMBER 4, 2015), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

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.

CONCEPTUAL GRADING, DRAINAGE
AND UTILITY PLANS
FOR
ARIZONA DIGESTIVE HEALTH
SE COR S EXTENSION RD AND W BASELINE RD
MESA, ARIZONA

SHEET INDEX

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EXISTING LEGEND

RIGHT OF WAY	---
PROPERTY LINE	---
CENTERLINE	---
EASEMENT LINE	---
WATER LINE	---
WATER LINE	---
SANITARY SEWER LINE	---
SPOT ELEVATION	+1349.16
FIRE HYDRANT	+
WATER VALVE	+
IRRIGATION CONTROL VALVE	+
SANITARY SEWER MANHOLE	+
SANITARY SEWER CLEANOUT SIGN	+
LIGHT POLE	+
ELECTRICAL RISER	+
ELECTRICAL CABINET	+
DIRECTION OF SLOPE	←

PROPOSED LEGEND

DIRECTION OF SLOPE	←
SEWER LINE	---
WATER LINE	---
FIRE LINE	---
EASEMENT	---
SAWCUT	---
GRADE BREAK	---
CATCH BASIN	---
DRYWELL	---
SPOT ELEVATION	90.50P
SECTION CALLOUT	---
FLOW LINE	---
BACKFLOW PREVENTOR	---
TAPPING SLEEVE & VALVE	---
SANITARY SEWER CLEANOUT	---

DEVELOPER

LGE CORPORATION
740 N. 52ND STREET, SUITE 200
PHOENIX, ARIZONA 85018
PHONE: (480) 966-4001
FAX: (480) 966-9001
CONTACT: FRANK PETTIT

ARCHITECT

LGE DESIGN GROUP
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PHONE: (480) 966-4001
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CONTACT: HOLLY GURWELL

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: LARRY TALBOTT, P.E.

BENCHMARK

BRASS TAG TOP OF CURB NE CORNER OF COUNTRY CLUB DRIVE AND BASELINE ROAD
ELEVATION= 1210.78 (NAD88 ELEVATION)

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°49'11" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 04, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF PLSS SUBDIVISION RECORD OF SURVEY, RECORDED IN BOOK 669, PAGE 47, MARICOPA COUNTY RECORDS, ARIZONA.

LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 89° 31' 00" EAST, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1154.97 FEET;

THENCE SOUTH 000 29' 00" EAST, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89° 31' 00" EAST, A DISTANCE OF 258.20 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN INSTRUMENT RECORDED IN RECORDING NO. 85-109036 AND RECORDED IN RECORDING NO. 85-109037, RECORDS OF MARICOPA COUNTY, ARIZONA;

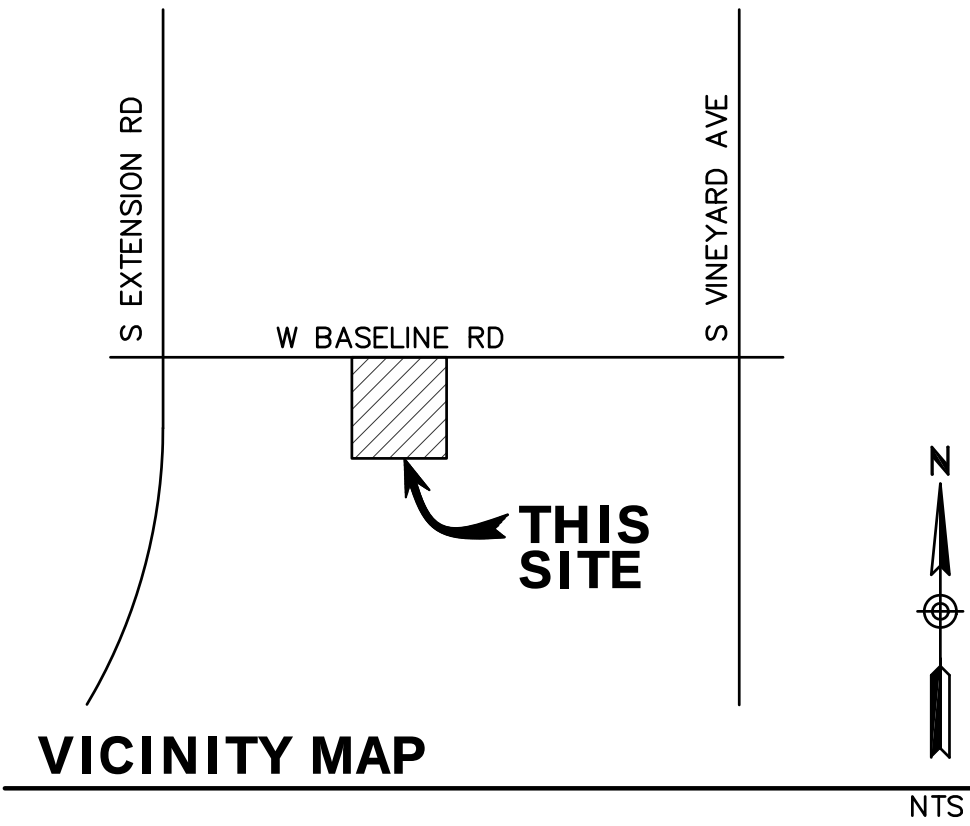
THENCE ALONG THE WEST LINE OF SAID PROPERTY SOUTH 02° 12' 45" EAST, 252.12 FEET TO A POINT ON THE NORTH LINE OF HUNTERS RIDGE UNIT TWO, ACCORDING TO BOOK 228 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89° 31' 00" WEST, ALONG SAID NORTH LINE, 265.81 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN INSTRUMENT RECORDED IN RECORDING NO. 83-364826, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 29' 00" WEST, ALONG THE NORTH LINE OF SAID PROPERTY 252 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO.2:

AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN RECIPROCAL ACCESS AND EASEMENT AGREEMENT RECORDED JUNE 1, 2005 IN RECORDING NO. 2005-0734582, RECORDS OF MARICOPA COUNTY, ARIZONA.



SITE NET ACREAGE: 1.52 ACRES

APN #
302-04-008K

RETENTION CALCULATIONS

ONSITE DRAINAGE AREA: 1.52 AC OR 66,026 SF
OFFSITE DRAINAGE AREA: 0.32 AC OR 14,155 SF

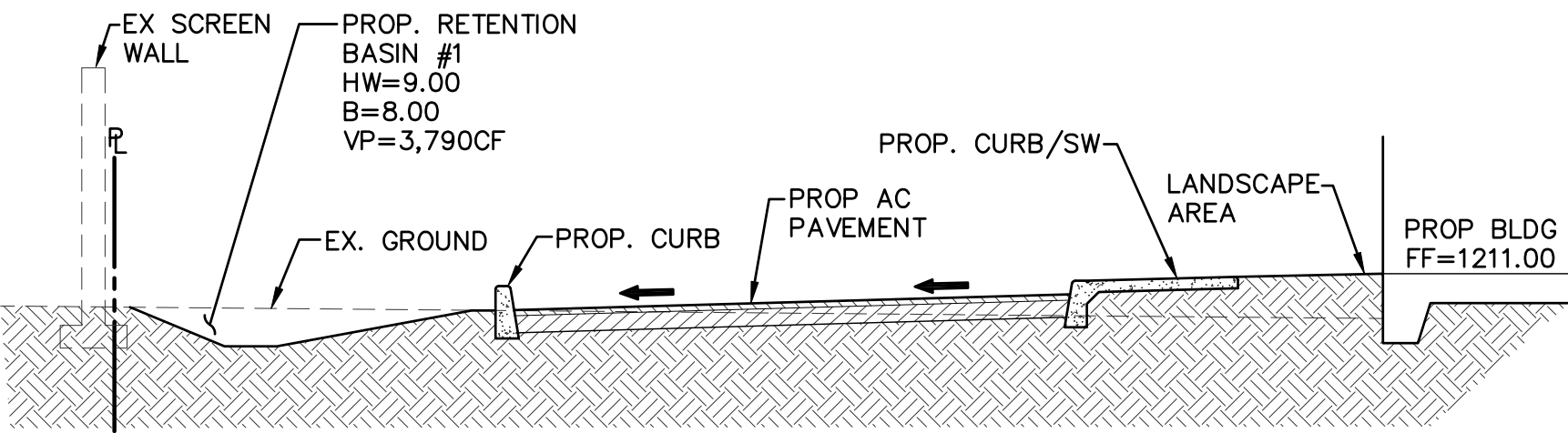
RETENTION REQUIRED (100YR-2HR EVENT):

VR=(C)(P/12)(A)=VR
TOTAL REQUIRED =(0.90)*(2.2/12)*(80,181) = 13,230 CF

ONSITE RETENTION:

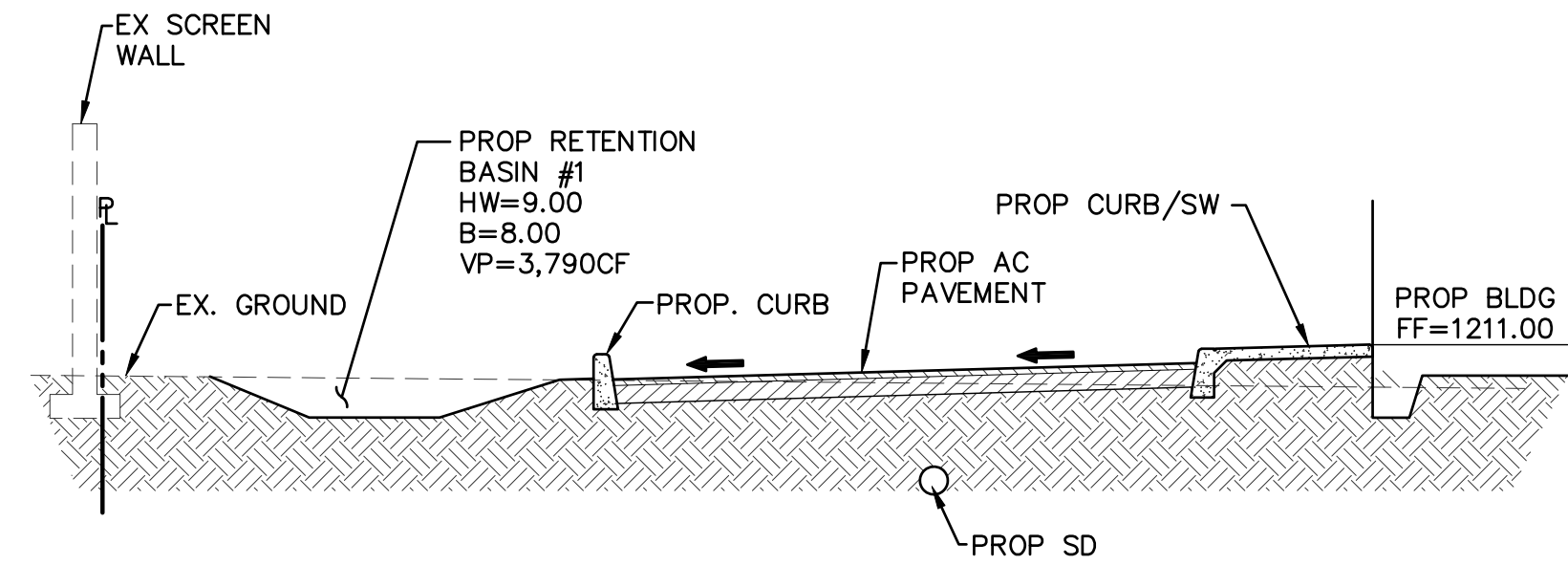
RETENTION PROVIDED:
BASIN 1. 3,790 CF
U.G. RETENTION PIPE (188 LF). 9,450 CF

TOTAL PROVIDED. 13,240 CF
TOTAL REQUIRED. 10,230 CF
TOTAL EXCESS. 10 CU.FT.



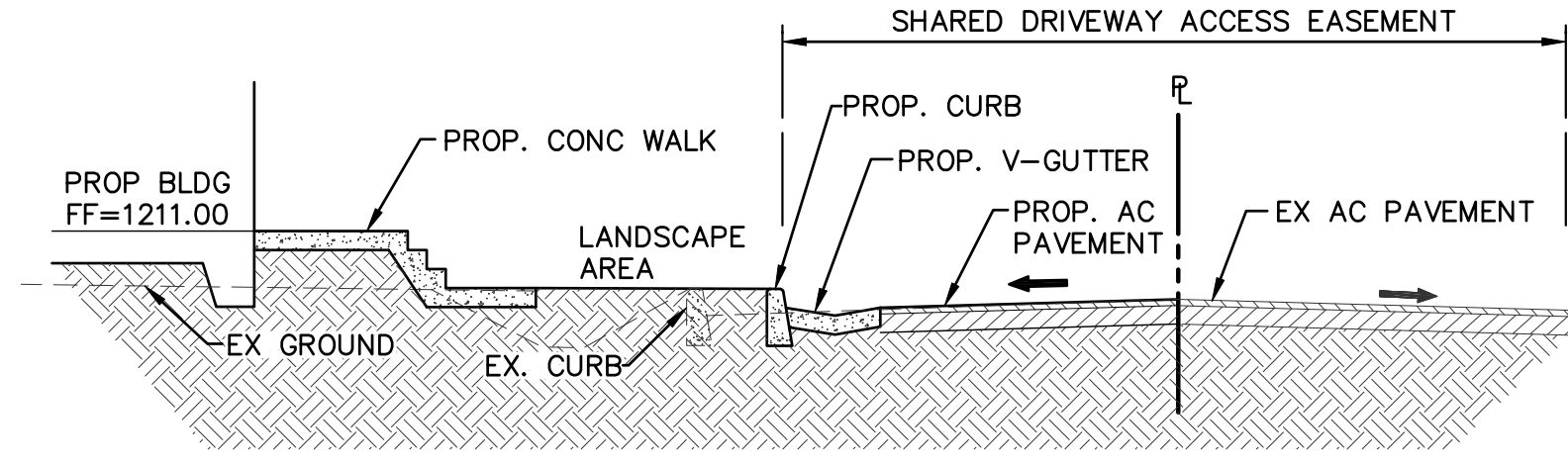
A TYPICAL SECTION

NTS



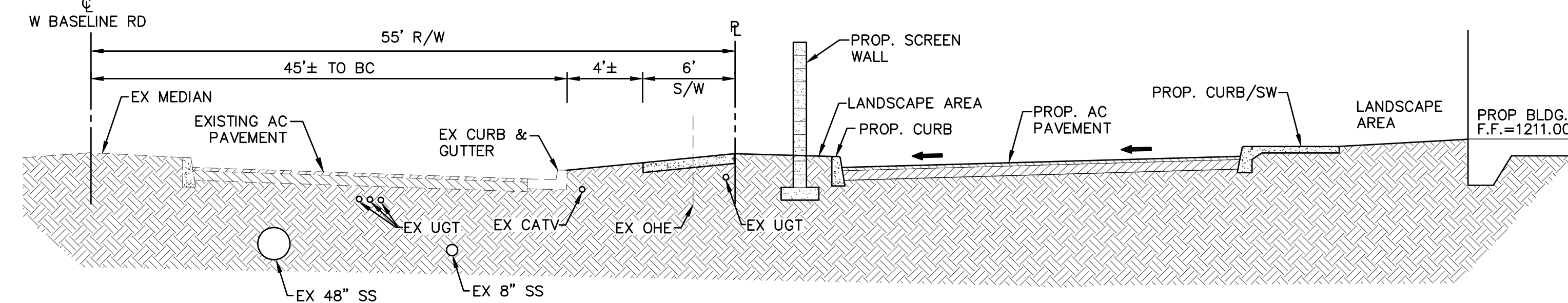
B TYPICAL SECTION

NTS



C TYPICAL SECTION

NTS



D TYPICAL SECTION

NTS

BY	
REVISION	
DATE	
NO.	

DESIGN BY: JJN
DRAWN BY: RSL
CHECKED BY: JJN

HUNTER ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CONCEPTUAL GRADING, DRAINAGE
& UTILITY PLANS
ARIZONA DIGESTIVE HEALTH
SE COR S EXTENSION RD & BASELINE RD
MESA, AZ 85202

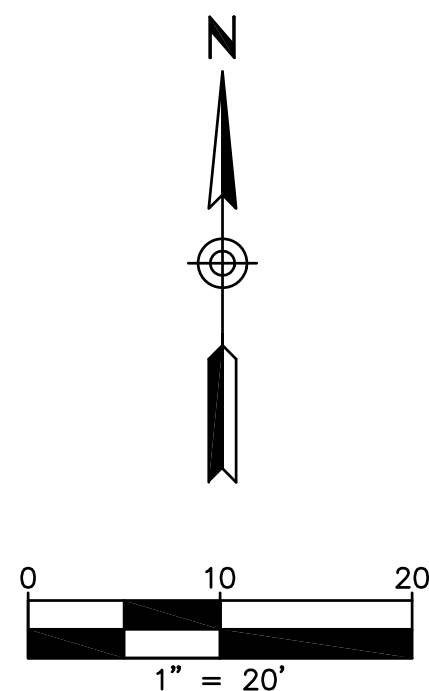
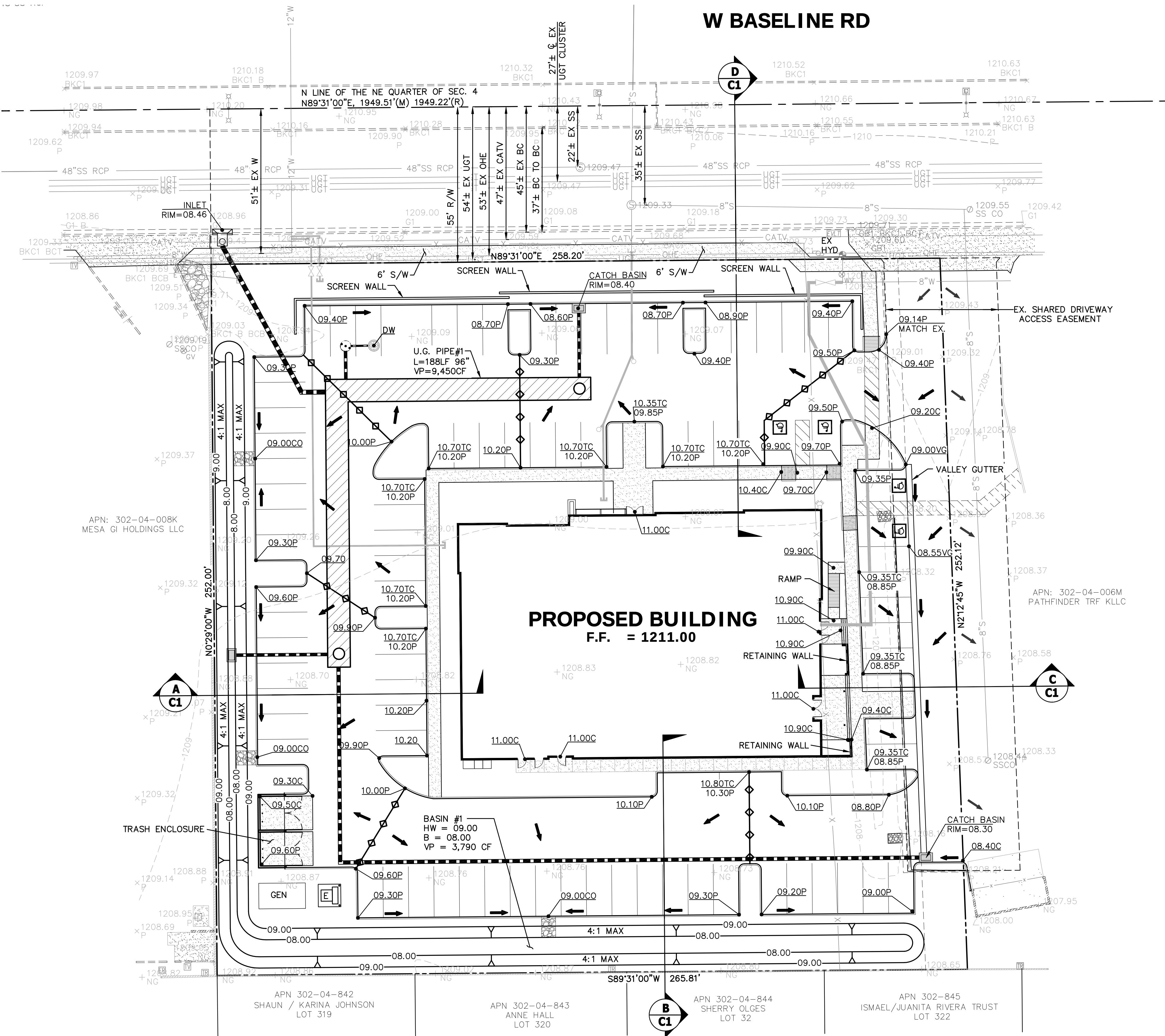
CONTACT ARIZONA811 AT A LEAST 2-FULL
BUSINESS DAYS BEFORE THE BEGINNING OF THE
CONSTRUCTION PERIOD.
ARIZONA811
CALL 811 OR VISIT ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

HE JOB NO.:
LGEC244

SCALE
NTS

SHEET
C1



NO.	DATE	REVISION	BY

PURPOSE:

CONCEPTUAL PLAN 02/05/18

DESIGN BY: JIN
DRAWN BY: RSL
CHECKED BY: JIN

HUNTER
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PRELIMINARY
PLANS
NOT FOR
CONSTRUCTION

CONCEPTUAL PLANS
LINE #2
ARIZONA DIGESTIVE HEALTH
SE COR S EXTENSION RD & BASELINE RD
MESA, AZ 85202



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LGEC244

SCALE
1" = 20'

SHEET
C2

A north arrow pointing upwards, labeled 'N' at the top. Below the arrow is a graphic scale bar with markings for 0, 10, and 20 feet. Below the scale bar, the text '1" = 20\'' is written.

