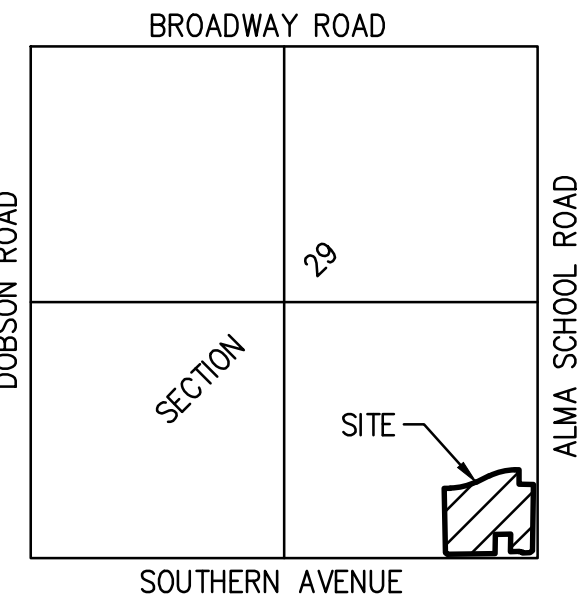
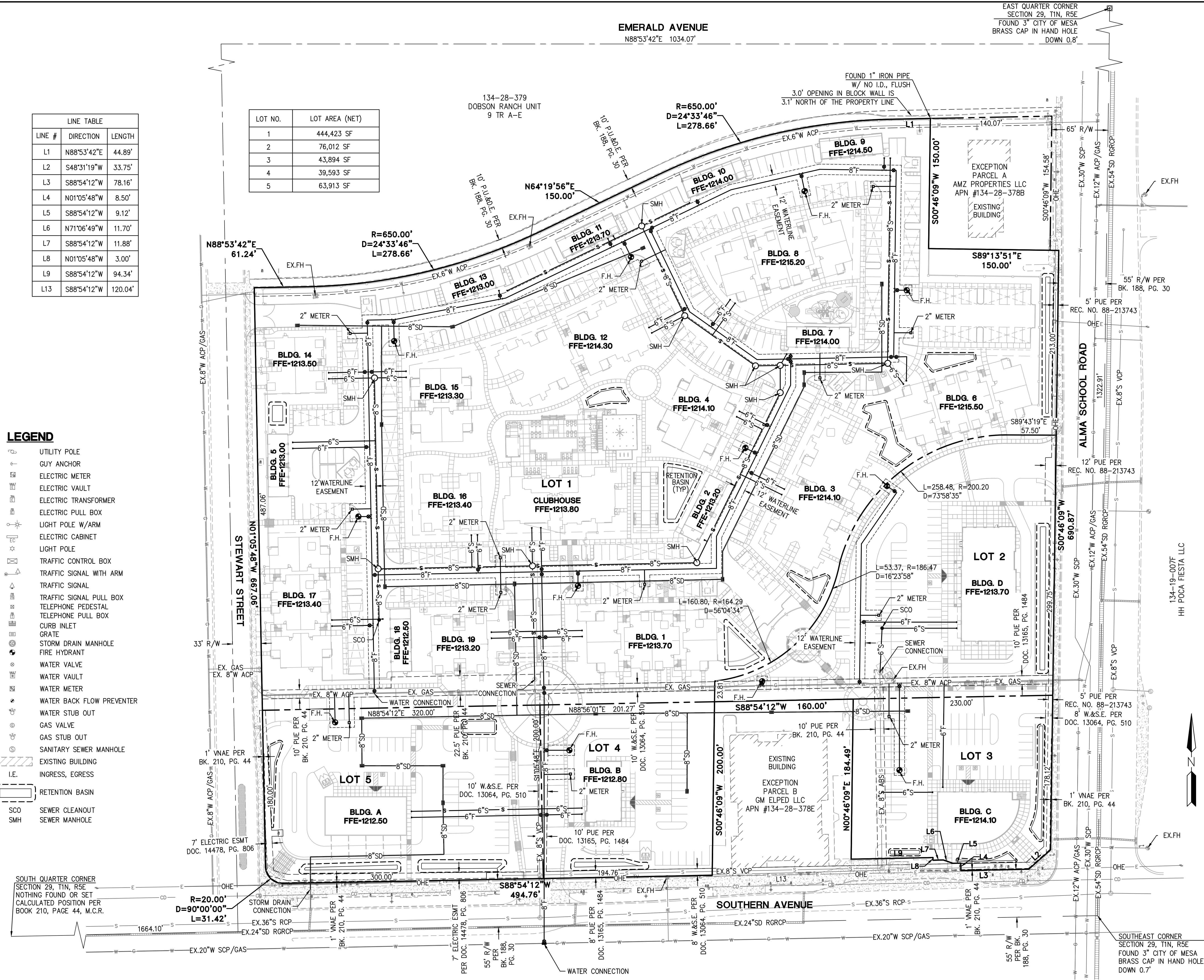


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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°53'42"E	44.89'
L2	S48°31'19"W	33.75'
L3	S88°54'12"W	78.16'
L4	N01°05'48"W	8.50'
L5	S88°54'12"W	9.12'
L6	N71°06'49"W	11.70'
L7	S88°54'12"W	11.88'
L8	N01°05'48"W	3.00'
L9	S88°54'12"W	94.34'
L13	S88°54'12"W	120.04'

LOT NO.	LOT AREA (NET)
1	444,423 SF
2	76,012 SF
3	43,894 SF
4	39,593 SF
5	63,913 SF



VICINITY MAP

NOT TO SCALE

OWNER
W.M. GRACE DEVELOPMENT COMPANY
6925 E. INDIAN SCHOOL RD.
SCOTTSDALE, ARIZONA 85251
CONTACT: MR. JOHN DORSETT

ENGINEER
HILGARTWILSON
2141 E. HIGHLAND AVE.
STE #250
PHOENIX, AZ 85016
PH: (602) 490-0535
FAX: (602) 368-2436
CONTACT: GEORGE KRALL

BENCHMARK
BENCHMARK IS A FOUND NAIL W/ TAG "C.O.M. B.M." ON THE
NORTHEAST RETURN OF THE SOUTHEAST CORNER OF THE
INTERSECTION OF ALMA SCHOOL ROAD & BROADWAY ROAD. CITY
OF MESA BENCHMARK ELEVATION: 1225.19 DATUM: NAVD88

BASIS OF BEARING
BASIS OF BEARING IS N00°46'09"E ALONG THE EAST LINE OF
THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

FLOOD PLAIN DESIGNATION
THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A
DEFINITION OF: 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. DESIGNATION DETERMINED BY FEMA FLOOD
ZONE MAP 04013C2265M, PANEL NUMBER 2265 OF 4425,
EFFECTIVE DATE NOVEMBER 4, 2015.

DRAINAGE STATEMENT
EXISTING CONDITION:
EXISTING RETENTION PROVIDED = 0 C.F.
A PORTION OF THE RUNOFF DRAINS NORTH TO THE
EXISTING 10' PUE & D.E. THEN IS CONVEYED TO THE WEST
VIA A CONCRETE VALLEY GUTTER. THE REMAINING PORTION
(MAJORITY) IS COLLECTED IN ONSITE CATCH BASINS AND
PIPED TO AN EXISTING CATCH BASIN ON THE NORTHEAST
CORNER OF STEWART STREET AND SOUTHERN AVENUE.

PROPOSED CONDITION:
RETENTION PROVIDED FOR EACH LOT IS AS FOLLOWS:
LOT 1 (MULTI-FAMILY) 6,558 C.F.
TOTAL MULTI-FAMILY 6,558 C.F.
LOT 2 (COMMERCIAL) 1,720 C.F.
LOT 3 (COMMERCIAL) 738 C.F.
LOT 4 (COMMERCIAL) 707 C.F.
LOT 5 (COMMERCIAL) 2,437 C.F.
TOTAL COMMERCIAL 5,602 C.F.

THE REMAINING RUNOFF IS DIRECTED TO PROPOSED ONSITE
CATCH BASINS AND PIPED TO THE EXISTING CATCH BASIN ON
THE NORTHEAST CORNER OF STEWART STREET AND SOUTHERN
AVENUE (SAME LOCATION AS THE EXISTING CONDITION) A VERY
SMALL PORTION OF RUNOFF WILL DRAIN TO THE NORTH INTO
THE EXISTING PUE & D.E.

SUMMARY
CURRENTLY ALL EXISTING RUNOFF DRAINS TO THE CITY STORM
DRAIN SYSTEM - THERE IS NO ONSITE RETENTION
THE PROPOSED PROJECT WILL PROVIDE AT GRADE ON SITE
RETENTION WHERE POSSIBLE.
THIS REDUCES THE AMOUNT OF RUNOFF DRAINING TO THE CITY
TO STORM DRAIN SYSTEM

FIESTA VILLAGE

N.W.C. OF ALMA SCHOOL ROAD & SOUTHERN AVENUE
MESA, ARIZONA

PRELIMINARY PLAT

PROJ. NO.		1731		 HILGARTWILSON
DATE:		JAN, 2018		
SCALE:		1"=50'		
DESIGNED: DB		DRAWN: DB		APPROVED: GK
REV.				DWG. NO.
				PP SHT. 1 OF 1